

**UNITED STATES BANKRUPTCY COURT
FOR THE NORTHERN DISTRICT OF IOWA**

In re: PROPERTY HOLDERS, LTD Debtor.	Chapter 11 Case No. 22-00744
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**JOINT MOTION OF DUPACO COMMUNITY CREDIT UNION
AND GREENSTATE CREDIT UNION
FOR RELIEF FROM THE AUTOMATIC STAY**

COMES NOW Dupaco Community Credit Union (“Dupaco”) and GreenState Credit Union (“GreenState”, and collectively with Dupaco, the “Secured Creditors”; each, a “Secured Creditor”), by their respective attorneys, and hereby jointly move this Court (this “Motion”), pursuant to Section 362 of Title 11 of the United States Code, 11 U.S.C. §§ 101 *et seq.* (the “Bankruptcy Code”), and Rule 4001 of the Federal Rules of Bankruptcy Procedure (the “Bankruptcy Rules”), for entry of an order: (i) granting each of the Secured Creditors relief from the automatic stay to pursue its state law remedies with respect to the real property that serves as collateral for the amounts owed to each such Secured Creditor; (ii) directing that the provisions of Bankruptcy Rule 4001(a)(3) not be given effect in this case so that any order entered granting relief from the automatic stay as a result of this Motion is effective immediately upon its entry; and (iii) granting such other and further relief as this Court deems appropriate. In support of this Motion, the Secured Creditors respectfully state as follows

Jurisdiction and Venue

1. This Court has jurisdiction over this matter pursuant to 28 U.S.C. § 157(a). This matter is a core proceeding within the meaning of 28 U.S.C. § 157(b)(2). This Court is the proper venue for this proceeding pursuant to 28 U.S.C. § 1409(a).

Statutory Authority

2. The statutory predicates for the relief requested herein are Section 362 of the Bankruptcy Code and Rule 4001 of the Federal Rules of Bankruptcy Procedure.

Background

3. On November 21, 2022 (the “Petition Date”), Property Holders, LTD (the “Debtor”) filed a voluntary petition for relief under Chapter 11, Subchapter V of Title 11 of the United States Code (the “Bankruptcy Code”).

4. Dupaco is the holder of a fully secured claim against the Debtor, as evidenced by the \$2,083,428.85 amended proof of claim filed by Dupaco in this case on July 7, 2023 [Claim No. 5] (the “Dupaco Secured Claim”).

5. GreenState is the holder of a fully secured claim against the Debtor, as evidenced by the \$870,711.73 amended proof of claim filed by GreenState in this case on August 2, 2023 [Claim No. 8] (the “GreenState Secured Claim” and collectively with the Dupaco Secured Claim, the “Secured Claims”; each, a “Secured Claim”).

6. On June 7, 2023, this Court entered an *Order Confirming Modified Plan* (the “Confirmation Order”) [Docket No. 144], pursuant to which the Debtor’s *Modified Plan of Reorganization dated April 10, 2023* (the “Modified Proposed Plan”) [Docket No. 111], as modified by the *Additions to Modified Chapter 11, Subchapter V Plan* filed by the Debtor on June 6, 2023 (the “Plan Additions”) [Docket No. 143], was confirmed by this Court. The Modified Proposed Plan, as modified by the Plan Additions, is hereinafter referred to as the “Confirmed Plan”.

7. Pursuant to Section 4.01 of Article 4 of the Confirmed Plan, from confirmation of the Confirmed Plan and continuing until such time as the Secured Claims (including all allowed post-petition costs and fees) have been paid in full, the Debtor is required to:

- (a) sell properties constituting collateral of the Secured Creditors;
- (b) remit a portion of the proceeds of such sales to the applicable Secured Creditor for application to the applicable Secured Claim, as provided in Section 4.01 of Article 4 of the Confirmed Plan; and
- (c) deposit the balance of the proceeds of such sales into the Debtor’s cash collateral account maintained at Dupaco to be used by the Debtor to pay its operating expenses in the ordinary course of business, as provided in Section 10.1 of Article 10 of the Confirmed Plan.¹

Pursuant to the Plan Additions, the schedule/timing of such property sales is specified in the Exhibits to monthly operating reports filed by the Debtor in this case.

¹ The Confirmed Plan also provides an opportunity for the Debtor to return to normal servicing of its obligations to Dupaco – *subject to Dupaco’s willingness to allow the Debtor to return to normal servicing* – if and only if the Debtor has satisfied certain metrics set forth in the Confirmed Plan, which include (by way of example and not limitation) a reduction of the outstanding amount of the Dupaco Secured Claim to an amount less than \$950,000.00.

8. As indicated in Article 9 of the Confirmed Plan, the duration of the Confirmed Plan is anticipated to be 3 years.

9. More than 18 months have passed since commencement of this case and approximately one-third of the anticipated duration of the Confirmed Plan has elapsed since confirmation; however, since confirmation of the Confirmed Plan, the Debtor has only sold 2 properties that constitute collateral of Dupaco and 4 properties that constitute collateral of GreenState.

10. Based upon account statements filed by the Debtor with its monthly operating reports in this case, it appears the Debtor has been using funds from the cash collateral accounts to pay for items/expenses that do not constitute ordinary course operating expenses of the Debtor, examples of which include, without limitation, payments to Planet Fitness, Peacock Premium, and Prime Video. *See, e.g., the Monthly Operating Report for Small Business Under Chapter 11 for January 2024 filed by the Debtor on March 12, 2024 [Docket No. 178], and the Monthly Operating Report for Small Business Under Chapter 11 for February 2024 filed by the Debtor on March 25, 2024 [Docket No. 179] (collectively, the “2024 Monthly Operating Reports”),* copies of which are attached as Exhibit 1 and incorporated herein.²

11. As evidenced by the printouts from the Iowa Tax and Tags website attached hereto as Exhibit 2 and incorporated herein, the Debtor is delinquent on its real estate tax and special assessment obligations with respect to 16 properties that constitute collateral of Dupaco (the total amount of which delinquency is \$65,457.13) and 2 properties that constitute collateral of GreenState (the total amount of which delinquency is \$4,433.55).

12. As indicated by the email attached hereto as Exhibit 3 and incorporated herein, State Farm Insurance Agent Jim Humphreys has informed Dupaco that State Farm Insurance no longer insures at least 4 of the properties constituting Dupaco’s collateral. As the Debtor has not provided Dupaco with evidence that insurance from another insurer has been obtained with respect to such properties, such properties appear to be uninsured, in direct violation of the Confirmed Plan and the requirements the loan documents between the Debtor and Dupaco.

13. The Debtor is grossly failing to maintain properties constituting collateral of Dupaco. In fact, as evidenced by FannieMae Property Inspection Reports recently completed by Sand Castle Field Services, copies of which are attached hereto as Exhibit 4 and incorporated herein, the Debtor’s properties located at 1610 Park Avenue SE and 1052 32nd Street NE in Cedar Rapids, Iowa do not even have attached doors to prevent trespassers or squatters from entering, possessing, damaging and/or vandalizing such properties. As a consequence, Dupaco’s interest in such properties is wholly unprotected, and the Debtor’s failure to appropriately secure such properties exposes the bankruptcy estate to a potential significant (or even catastrophic) loss.

14. Furthermore, the Subchapter V Trustee appointed in this case has noted concerns regarding the Debtor’s insufficient cashflow, the Debtor’s lack of business controls, and the

² For ease of reference and review, examples of charges/items that appear to be non-business, non-ordinary course expenses examples are highlighted (in yellow) on the account statements accompanying the 2024 Monthly Operating Reports attached as Exhibit 1.

Debtor's need to move to a viable business model (*i.e.*, concerns regarding the Debtor's good faith compliance with the terms of the Confirmed Plan) on more than once occasion. *See, e.g.*, the *Monthly Report on Plan Progress for March 2024* filed by the Subchapter V Trustee on April 3, 2024 [Docket No. 180] and the *Monthly Report on Plan Progress for April 2024* filed by the Subchapter V Trustee on May 7, 2024 [Docket No. 190], copies of which are attached as Exhibit 5 and incorporated herein.³

Relief Requested

15. Pursuant to the Confirmed Plan, 12 properties constituting collateral of the Secured Creditors were to be listed/sold during the period from July 27, 2023 to April 1, 2024. *See* Exhibits 1 and 2 to the *Monthly Operating Report for Small Business Under Chapter 11* filed by the Debtor in respect of June 2023 on July 27, 2023 [Docket No. 159] (the "June 2023 Monthly Operating Report"), a copy of which is attached as Exhibit 6 and incorporated herein.⁴

16. Instead, the Debtor only sold a total of 6 properties since confirmation of the Confirmed Plan.

17. The Debtor's failure to sell the properties constituting the Secured Creditors' collateral in accordance with Section 4.01 of Article 4 of the Confirmed Plan constitutes a material default with respect to a term of the Confirmed Plan.⁵

18. Moreover, the Debtor has blatantly violated both Section 363 of the Bankruptcy Code and the provisions of the Confirmed Plan by virtue of its use of cash collateral funds to pay for items that do not constitute operating expenses of the Debtor incurred in the ordinary course of its business, and as described in detail above, the Debtor is failing to maintain, secure, and insure property of the estate.

19. Therefore, each of the Secured Creditors is entitled to relief from the automatic stay pursuant to Section 362(d)(1) of the Bankruptcy Code "for cause" as a result of the Debtor's failure to (a) comply with material terms of the Confirmed Plan, (b) protect the Secured Creditors' collateral, and (c) effectuate the sales of properties that would enable the Debtor to make the payments on the Secured Claims required by and in accordance with the Confirmed Plan. These failures evidence the Debtor's inability to successfully reorganize as contemplated by the

³ For ease of reference and review, portions of the Subchapter V Trustee's report that reflect such concerns are highlighted (in yellow) on the Subchapter V Trustee's report attached as Exhibit 5.

⁴ For ease of reference and review, the 12 properties referred to in Paragraph 15 of this Motion are highlighted (in yellow) on Exhibits 1 and 2 of the June 2023 Monthly Operating Report attached as Exhibit 6.

⁵ Despite the Debtor's statement in its April 2024 monthly operating report that it is following "the plan as originally laid out", the amount of properties actually sold by the Debtor demonstrates otherwise. In fact, the Debtor has even stopped including the schedule/timing of property sales (*i.e.*, Exhibits 1 and 2) with its monthly operating reports (*see, e.g.*, the *Monthly Operating Report for Small Business Under Chapter 11* filed by the Debtor in respect of April 2024 on May 28, 2024 [Docket No. 191] and the *Monthly Operating Report for Small Business Under Chapter 11* filed by the Debtor in respect of March 2024 on May 6, 2024 [Docket No. 189]); presumably, to avoid drawing the Court's and other interested parties' attention to the Debtor's continued failure to follow the terms of the Confirmed Plan.

Confirmed Plan. *See, e.g., In re Herrin*, 325 B.R. 774, 777 (Bankr. N.D. Ind. 2005) (“In a case in which the debtor’s plan provides for the debtor to make current payments directly to the creditor, the fact that the debtor is not doing so is potent evidence of an inability to orchestrate an ‘effective reorganization’, and also a potent demonstration of ‘cause’ under section 362(d)(1).”).

20. As a result of the foregoing and without limitation, there are sufficient grounds pursuant to Section 362(d)(1) of the Bankruptcy Code to terminate the automatic stay as to the Secured Creditors with respect to the real property collateral securing their respective Secured Claims.

21. Finally, each of the Secured Creditors further requests that the provisions of Bankruptcy Rule 4001(a)(3) not be given effect in this case so that any order entered granting the Secured Creditors relief from the automatic stay as a result of this Motion is effective immediately upon its entry.

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WHEREFORE, each of the Secured Creditors respectfully requests the entry of an order: (i) granting each of the Secured Creditors relief from the automatic stay pursuant to Section 362(d)(1) of the Bankruptcy Code to pursue its state law remedies with respect to the real property collateral securing its respective Secured Claim; (ii) directing that the provisions of Bankruptcy Rule 4001(a)(3) not be given effect in this case so that any order entered granting the Secured Creditors relief from the automatic stay as a result of this Motion is effective immediately upon its entry; and (iii) granting such other and further relief as this Court deems appropriate.

Respectfully jointly submitted,

Dated: June 11, 2024

SECURED CREDITORS:

DUPACO COMMUNITY CREDIT UNION

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Attorneys for GreenState Community Credit Union

CERTIFICATE OF SERVICE

By signing below, I, Tonya A. Trumm, hereby certify that on the 11th day of June, 2024, I caused a true and accurate copy of the foregoing *Joint Motion of Dupaco Community Credit Union and GreenState Credit Union for Relief from the Automatic Stay* (the “Joint Motion”), to be served upon each of the parties identified below by depositing a copy of the Joint Motion addressed to each such person at the specified address, and enclosed in a sealed envelope with proper postage affixed thereto, in a United States Post Office depository in Dubuque, Iowa.

Dated this 11th day of June, 2024.

/s/ Tonya A. Trumm

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1127

Fill in this information to identify the case:

Debtor Name Property Holders, LtdUnited States Bankruptcy Court for the: Northern District of IowaCase number: 22-00744☐ Check if this is an amended filing

Official Form 425C

Monthly Operating Report for Small Business Under Chapter 11

12/17

Month: January, 2024Date report filed: 3/12/2024
MM/DD/YYYYLine of business: Property Inv. & RentalNAISC code: 5313

In accordance with title 28, section 1746, of the United States Code, I declare under penalty of perjury that I have examined the following small business monthly operating report and the accompanying attachments and, to the best of my knowledge, these documents are true, correct, and complete.

Responsible party: Charles Davisson, PresidentOriginal signature of responsible party: Printed name of responsible party: Charles Davisson

1. Questionnaire

Answer all questions on behalf of the debtor for the period covered by this report, unless otherwise indicated.

If you answer No to any of the questions in lines 1-9, attach an explanation and label it Exhibit A.

	Yes	No	N/A
1. Did the business operate during the entire reporting period?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2. Do you plan to continue to operate the business next month?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3. Have you paid all of your bills on time?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4. Did you pay your employees on time?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
5. Have you deposited all the receipts for your business into debtor in possession (DIP) accounts?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6. Have you timely filed your tax returns and paid all of your taxes?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7. Have you timely filed all other required government filings?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
8. Are you current on your quarterly fee payments to the U.S. Trustee or Bankruptcy Administrator?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
9. Have you timely paid all of your insurance premiums?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

If you answer Yes to any of the questions in lines 10-18, attach an explanation and label it Exhibit B.

10. Do you have any bank accounts open other than the DIP accounts?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
11. Have you sold any assets other than inventory?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
12. Have you sold or transferred any assets or provided services to anyone related to the DIP in any way?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
13. Did any insurance company cancel your policy?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
14. Did you have any unusual or significant unanticipated expenses?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
15. Have you borrowed money from anyone or has anyone made any payments on your behalf?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
16. Has anyone made an investment in your business?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Debtor Name Property Holders, LtdCase number 22-00744

17. Have you paid any bills you owed before you filed bankruptcy?

☐ ☒ ☐

18. Have you allowed any checks to clear the bank that were issued before you filed bankruptcy?

☐ ☒ ☐**2. Summary of Cash Activity for All Accounts****19. Total opening balance of all accounts**\$ 15,279.30

This amount must equal what you reported as the cash on hand at the end of the month in the previous month. If this is your first report, report the total cash on hand as of the date of the filing of this case.

20. Total cash receipts

Attach a listing of all cash received for the month and label it *Exhibit C*. Include all cash received even if you have not deposited it at the bank, collections on receivables, credit card deposits, cash received from other parties, or loans, gifts, or payments made by other parties on your behalf. Do not attach bank statements in lieu of *Exhibit C*.

Report the total from *Exhibit C* here.\$ 8,450.00**21. Total cash disbursements**

Attach a listing of all payments you made in the month and label it *Exhibit D*. List the date paid, payee, purpose, and amount. Include all cash payments, debit card transactions, checks issued even if they have not cleared the bank, outstanding checks issued before the bankruptcy was filed that were allowed to clear this month, and payments made by other parties on your behalf. Do not attach bank statements in lieu of *Exhibit D*.

Report the total from *Exhibit D* here.- \$ 22,739.17**22. Net cash flow**

Subtract line 21 from line 20 and report the result here.

This amount may be different from what you may have calculated as *net profit*.+ \$ -14,289.17**23. Cash on hand at the end of the month**

Add line 22 + line 19. Report the result here.

Report this figure as the *cash on hand at the beginning of the month* on your next operating report.

This amount may not match your bank account balance because you may have outstanding checks that have not cleared the bank or deposits in transit.

= \$ 990.13**3. Unpaid Bills**

Attach a list of all debts (including taxes) which you have incurred since the date you filed bankruptcy but have not paid. Label it *Exhibit E*. Include the date the debt was incurred, who is owed the money, the purpose of the debt, and when the debt is due. Report the total from *Exhibit E* here.

24. Total payables\$ 0*(Exhibit E)*

Debtor Name Property Holders, Ltd

Case number 22-00744

4. Money Owed to You

Attach a list of all amounts owed to you by your customers for work you have done or merchandise you have sold. Include amounts owed to you both before, and after you filed bankruptcy. Label it *Exhibit F*. Identify who owes you money, how much is owed, and when payment is due. Report the total from *Exhibit F* here.

25. Total receivables \$ 6,100.00
(Exhibit F)

5. Employees

26. What was the number of employees when the case was filed? 1
27. What is the number of employees as of the date of this monthly report? 1

6. Professional Fees

28. How much have you paid this month in professional fees related to this bankruptcy case? \$ 0
29. How much have you paid in professional fees related to this bankruptcy case since the case was filed? \$ 55,529.66
30. How much have you paid this month in other professional fees? \$ 0
31. How much have you paid in total other professional fees since filing the case? \$ 0

7. Projections

Compare your actual cash receipts and disbursements to what you projected in the previous month. Projected figures in the first month should match those provided at the initial debtor interview, if any.

	Column A		Column B		Column C
	Projected	—	Actual	=	Difference
	Copy lines 35-37 from the previous month's report.		Copy lines 20-22 of this report.		Subtract Column B from Column A.
32. Cash receipts	\$ <u>12,915.00</u>	—	\$ <u>8,450.00</u>	=	\$ <u>4,465.00</u>
33. Cash disbursements	\$ <u>12,000.00</u>	—	\$ <u>22,739.17</u>	=	\$ <u>-10,739.17</u>
34. Net cash flow	\$ <u>915.00</u>	—	\$ <u>-14,289.17</u>	=	\$ <u>-13,374.17</u>
35. Total projected cash receipts for the next month:					\$ <u>12,915.00</u>
36. Total projected cash disbursements for the next month:					- \$ <u>12,000.00</u>
37. Total projected net cash flow for the next month:					= \$ <u>915.00</u>

Debtor Name Property Holders, Ltd

Case number 22-00744

8. Additional Information

If available, check the box to the left and attach copies of the following documents.

- ☒ 38. Bank statements for each open account (redact all but the last 4 digits of account numbers).
- ☐ 39. Bank reconciliation reports for each account.
- ☐ 40. Financial reports such as an income statement (profit & loss) and/or balance sheet.
- ☒ 41. Budget, projection, or forecast reports.
- ☒ 42. Project, job costing, or work-in-progress reports.

Exhibit C

January, 2024

Rents Received, sale proceeds, credits etc.

GSCU mortgages:

825 18th St SE

\$900.00

TOTAL: \$900.00

DUPACO mortgages:

3824 Indiandale Circle SE

\$1,300.00

1734 5th Ave SE

\$1,100.00

2045 Park Ave SE

\$5,150

TOTAL: \$7,550.00

GRAND TOTAL: \$8,450.00

Exhibit D
Listing of Check/ACH/Credit Card/Cash Disbursements
January 2024

*please note credit card, cashier's checks and cash withdrawals were used this month due to my accountant no longer printing checks (they were sold) and DUPACO declined to print temporary checks.

Date	Check # etc	Payee	Amount	Purpose
Jan 3, 2024	ACH	MidAmerican	\$88.47	Utilities
Jan 5, 2024	Withdrawal	Mr. Jeff Nickels	\$400.00	Subcontractor (2009 Memorial renovation work)
Jan 5, 2024	Withdrawal	Mr. Jeff Nickels	\$400.00	Subcontractor (2009 Memorial renovation work)
Jan 5, 2024	Withdrawal	Ms. Latischa White	\$400.00	Subcontractor (1748 C Ave renovation work)
Jan 5, 2024	Withdrawal	Mr. DeWayne Oliver	\$471.00	Subcontractor (1748 C Ave renovation work)
Jan 5, 2024	ACH	Menards	\$390.02	Supplies (1748 C Ave SE renovation work)
Jan 5, 2024	ACH	Peacock	\$6.41	
Jan 6, 2024	Withdrawal	Mr. Michael White	\$500.00	Subcontractor (1748 C Ave SE renovation work)
Jan 7, 2024	CC	Menards	\$326.01	Supplies (1748 C Ave SE renovation work)
Jan 8, 2024	CC	Home Depot	\$34.35	Supplies (1748 C Ave SE renovation work)
Jan 8, 2024	CC	Sam's Club	\$5.14	Supplies (1748 C Ave SE renovation work)
Jan 8, 2024	CC	Farm Fleet	\$96.29	Work Van
Jan 8, 2024	Withdrawal	Mr. DeWayne Oliver	\$500.00	Subcontractor (1748 C Ave renovation work)
Jan 8, 2024	CC	Menards	\$175.93	Supplies (2916 Iowa Ave SE)
Jan 10, 2024	CC	True Value	\$16.04	Supplies (2916 Iowa Ave SE)
Jan 10, 2024	CC	Home Depot	\$67.65	Supplies (1748 C Ave SE renovation work)
Jan 10, 2024	CC	Menards	\$91.46	Supplies (2916 Iowa Ave SE)
Jan 11, 2024	CC	Walmart Auto	\$75.16	Work van
Jan 11, 2024	CC	True Value	\$7.06	Supplies (1748 C Ave SE renovation work)
Jan 12, 2024	Ck #2050	Mr. Michael White	\$780.00	Subcontractor (2009 Memorial renovation work)
Jan 12, 2024	CC	Florida Vac	\$2.75	Tire air work van

Jan 13, 2024	Withdrawal	Ms. Latischa White	\$700.00	Subcontractor (2009 Memorial renovation work)
Jan 13, 2024	Withdrawal	Mr. Chris Avinger	\$700.00	Subcontractor (2009 Memorial renovation work)
Jan 13, 2024	Ck # 2055	Mr. Joel Ingram	\$400.00	Subcontractor (2916 Iowa Ave SE renovation work)
Jan 14, 2024	CC	True Value	\$18.17	Supplies (2009 Memorial renovation work)
Jan 14, 2024	CC	Menards	\$842.22	Supplies (2916 Iowa Ave SE)
Jan 14, 2024	CC	Casey's	\$20.00	Gas for work van
Jan 14, 2024	CC	Menards	\$86.05	Supplies (2916 Iowa Ave SE)
Jan 14, 2024	CC	True Value	\$11.33	Supplies (2009 Memorial renovation work)
Jan 15, 2024	CC	Walmart	\$27.63	Supplies (2009 Memorial renovation work)
Jan 15, 2024	CC	Casey's	\$15.65	Gas for work van
Jan 15, 2024	CC	Farm Fleet	\$7.80	Work van
Jan 16, 2024	Ck # 2053	Mr. Jeff Nickels	\$474.23	Subcontractor (2009 Memorial renovation work)
Jan 16, 2024	CC	Home Depot	\$821.85	Supplies (2009 Memorial renovation work)
Jan 16, 2024	Withdrawal	Ms. Latischa White	\$300.00	Subcontractor (2009 Memorial renovation work)
Jan 16, 2024	CC	BP Gas	\$20.00	Work van gas
Jan 16, 2024	CC	O'Reilly	\$12.83	Work van
Jan 17, 2024	CC	Planet	\$10.70	???
Jan 17, 2024	CC	State Farm	\$1607.37	Insurance
Jan 17, 2024	CC	Home Depot	\$23.45	Supplies (2009 Memorial renovation work)
Jan 17, 2024	CC	Home Depot	\$1040.73	Supplies (2916 Iowa Ave SE renovation work)
Jan 17, 2024	Ck # 2054	Mr. DeWayne Oliver	\$120.00	Subcontractor (2009 Memorial renovation work)
Jan 17, 2024	CC	Menards	\$83.39	Supplies (2916 Iowa Ave SE renovation work)
Jan 18, 2024	CC	Home Depot	\$1629.61	Supplies (2009 Memorial renovation work)
Jan 19, 2024	Ck #2059	Mr. Michael White	\$780.00	Subcontractor (2009 Memorial renovation work)
Jan 20, 2024	Ck #2060	Mr. Joel Ingram	\$400.00	Subcontractor (2916 Iowa Ave SE renovation work)
Jan 21, 2024	CC	Menards	\$128.40	Supplies (2916 Iowa Ave SE renovation work)
Jan 22, 2024	ACH	Alliant Energy	\$130.32	Utilities
Jan 22, 2024	ACH	Alliant Energy	\$137.36	Utilities

Jan 22, 2024	Ck # 2058	Mr. DeWayne Oliver	\$120.00	Subcontractor (2009 Memorial renovation work)
Jan 23, 2024	Ck # 2056	Linn Co Sheriff	\$60.00	Eviction 1714
Jan 23, 2024	Ck # 2057	Ms. Courtney Delong	\$250.00	Subcontractor (1748 C Ave renovation work)
Jan 23, 2024	CC	Home Depot	\$594.96	Supplies (2009 Memorial renovation work)
Jan 23, 2024	CC	Murphy	\$30.70	Work van gas
Jan 24, 2024	CC	Menards	\$64.02	Supplies (2916 Iowa Ave SE renovation work)
Jan 25, 2024	Ck # 2602	Mr. Chuck Davisson	\$850.00	Draw
Jan 25, 2024	ACH	Verizon	\$479.91	Business phones
Jan 26, 2024	Ck # 2065	Mr. Michael White	\$836.00	Subcontractor (2009 Memorial renovation work)
Jan 27, 2024	CC	Walmart	\$18.26	Work van gas
Jan 27, 2024	CC	Casey's	\$9.69	Work van gas
Jan 27, 2024	Ck # 2066	Ms. Courtney Delong	\$470.00	Subcontractor (2009 Memorial renovation work)
Jan 27, 2024	Ck # 2069	Mr. Joel Ingram	\$425.00	Subcontractor (2916 Iowa Ave SE renovation work)
Jan 27, 2024	Ck # 2070	Mr. Chuck Davisson	\$600.00	Draw
Jan 28, 2024	CC	Menards	\$74.32	Supplies (2916 Iowa Ave SE renovation work)
Jan 28, 2024	CC	Menards	\$254.64	Supplies (2916 Iowa Ave SE renovation work)
Jan 29, 2024	Ck # 2068	Mr. Dewayne Oliver	\$120.00	Subcontractor (2009 Memorial renovation work)
Jan 29, 2024	CC	Menards	\$202.32	Supplies (2009 Memorial renovation work)
Jan 29, 2024	CC	Menards	\$61.00	Supplies (2916 Iowa Ave SE renovation work)
Jan 31, 2024	ACH	MidAmerican Energy	\$96.27	Utilities
Jan 31, 2024	CC	Casey's	\$15.10	Work van gas
Jan 31, 2024	CC	Menards	\$327.36	Supplies (2009 Memorial renovation work)

Exhibit F

Accounts Receivable as of January 31, 2024

GSCU Rents:

1818 7th Ave SE

\$1,100.00

DUPACO Rents:

3824 Indiandale Circle SE

\$800.00

351 20th St SE

\$1,000.00

2021 Grande Ave SE

\$1,000.00

1025 20th St SE

\$1,000.00

2164 Blake Blvd SE

\$1,200.00

TOTAL: \$6,100.00



P.O. Box 179
Dubuque, IA 52004-0179

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8149

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ELECTRONIC SERVICE REQUESTED

(563) 557-7600 / (800) 373-7600 / dupaco.com

ESTATE OF PROPERTY HOLDERS, LTD DEBTOR
PO BOX 2328
CEDAR RAPIDS IA 52406-2328

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call **800-373-7600, ext. 206** or visit
dupaco.com/save

DUPACO COMMUNITY CREDIT UNION

STATEMENT SUMMARY			
ACCOUNT #	DESCRIPTION	BEGINNING BALANCE	ENDING BALANCE
SAV - 8901	Savings/Asset Builder	25.05	25.05
SD - 0815	Operating Account	15,379.30	1,380.45
SD - 0823	Greenstate CU Cash Collateral Account	250.07	50.07
SD - 0898	Dupaco Credit Union Cash Coll Acct	90.32	0.00
SD - 0948	Landlords Tenant Deposit Account	0.00	0.00

Savings/Asset Builder	BEGINNING BALANCE	TOTAL DEBITS	ENDING BALANCE
SAV - 8901	25.05	0.00	25.05

Titles: Estate of Property Holders, LTD Debtor in Possession BK Case No.22-00744
Annual Percentage Yield Earned 0.00% | Dividends Paid YTD \$0.00

DATE	DESCRIPTION	DEBITS	CREDITS	BALANCE
	There was no activity for this account during the reported period			

Operating Account	BEGINNING BALANCE	TOTAL DEBITS	TOTAL CREDITS	ENDING BALANCE
SD - 0815	15,379.30	-22,739.17	8,740.32	1,380.45

Titles: Estate of Property Holders, LTD Debtor in Possession BK Case No.22-00744

DATE	DESCRIPTION	DEBITS	CREDITS	BALANCE
01/01	Previous Balance			15,379.30
12/31	MC Purchase MENARDS MARION IA MENARDS MARION IA MARION4 IA #5131	693.54		14,685.76
12/31	MC Purchase MENARDS MARION IA MENARDS MARION IA MARION4 IA #5131	114.98		14,570.78
01/03	ACH Debit ENERGY MIDAMERICAN ID4421425214 Telephone Initiated Transaction-	88.47		14,482.31
01/03	Transfer Deposit		900.00	15,382.31
01/05	Withdrawal	400.00		14,982.31
01/05	Jeff Nickels	400.00		14,582.31
01/05	Latisha White	400.00		14,182.31
01/05	Dewayne Oliver	471.00		13,711.31
01/05	MC Purchase MENARDS MARION IA MENARDS MARION IA MARION4 IA #5131	390.02		13,321.29
01/05	MC Purchase PEACOCK 161FA PREMIUM PEACOCK 161FA PREMIUM NEW YORK NY #5131	6.41		13,314.88
01/05	MC Purchase MENARDS MARION IA MENARDS MARION IA MARION4 IA #5131	86.70		13,228.18
01/06	Transfer Deposit		1,190.32	14,418.50
01/06	Michael White	500.00		13,918.50
01/07	MC Purchase MENARDS MARION IA MENARDS MARION IA MARION4 IA #5131	595.31		13,323.19
01/07	MC Purchase MENARDS MARION IA MENARDS MARION IA MARION4 IA #5131	326.01		12,997.18
01/08	MC Purchase THE HOME DEPOT #2108 THE HOME DEPOT #2108 CEDAR RAPIDS IAUS #5131 #06174414	34.35		12,962.83
01/08	MC Purchase SAMS CLUB #8162 SAMS CLUB #816284001001SAMS CLUB #8162 #5131	42.89		12,919.94



SAVE > BORROW > INVEST > INSURE > TRUST

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DATE	DESCRIPTION	DEBITS	CREDITS	BALANCE
	#600001			
01/08	MC Purchase SAMS CLUB #8162 SAMS CLUB #816284001001 SAMS CLUB #8162 #5131	5.14		12,914.80
	#600001			
01/08	MC Purchase FLEET FARM 5800 FLEET FARM 5800 CEDAR RAPIDS IAUS #5131	96.29		12,818.51
	#52733001			
01/08	Dwyane Oliver	500.00		12,318.51
01/08	MC Purchase MENARDS MARION IA MENARDS MARION IA MARION4 IA #5131	175.93		12,142.58
01/10	MC Purchase VERNON VILLAGE TRUE VA VERNON VILLAGE TRUE VA CEDAR RAPIDS IAUS #5131 #04627843	16.04		12,126.54
01/10	MC Purchase THE HOME DEPOT #2108 THE HOME DEPOT #2108 CEDAR RAPIDS IAUS #5131 #06174372	67.65		12,058.89
01/10	MC Purchase MENARDS MARION IA MENARDS MARION IA MARION4 IA #5131	91.46		11,967.43
01/11	MC Purchase WM SUPERCENTER #3630 WM SUPERCENTER #3630 MARION IAUS #5131 #600001	75.16		11,892.27
01/11	MC Purchase VERNON VILLAGE TRUE VA VERNON VILLAGE TRUE VA CEDAR RAPIDS IA #5131 #7845	7.06		11,885.21
01/12	Check #2050	780.00		11,105.21
01/12	MC Purchase FLORIDA COMMERCIAL VAC FLORIDA COMMERCIAL VAC DAVIE84 FL #5131 #96438478	2.75		11,102.46
01/13	Latisha White	700.00		10,402.46
01/13	Chris Avinger	700.00		9,702.46
01/13	Check #2055	400.00		9,302.46
01/14	MC Purchase VERNON VILLAGE TRUE VA VERNON VILLAGE TRUE VA CEDAR RAPIDS IA #5131 #7845	18.17		9,284.29
01/14	MC Purchase MENARDS MARION IA MENARDS MARION IA MARION4 IA #5131	842.22		8,442.07
01/14	MC Purchase CASEYS #2772 CASEYS #2772 CEDAR RAPIDS IA #5131	20.00		8,422.07
01/14	MC Purchase MENARDS MARION IA MENARDS MARION IA MARION4 IA #5131	86.05		8,336.02
01/14	MC Purchase VERNON VILLAGE TRUE VA VERNON VILLAGE TRUE VA CEDAR RAPIDS IA #5131 #7845	11.33		8,324.69
01/15	MC Purchase WM SUPERCENTER #3630 WM SUPERCENTER #3630 MARION IAUS #5131 #600001	27.63		8,297.06
01/15	MC Purchase CASEYS #2772 CASEYS #2772 CEDAR RAPIDS IA #5131	15.65		8,281.41
01/15	MC Purchase FLEET FARM 5800 FLEET FARM 5800 CEDAR RAPIDS IA #5131 #0010	7.80		8,273.61
01/16	Check #2053	474.23		7,799.38
01/16	MC Purchase THE HOME DEPOT #2108 THE HOME DEPOT #2108 CEDAR RAPIDS IAUS #5131 #06174372	821.85		6,977.53
01/16	Latisha White	300.00		6,677.53
01/16	MC Purchase BP#7675176WILLIAMS BLVD BP#7675176WILLIAMS BLVDBP#7675176WILLI #5131 #38755101	20.00		6,657.53
01/16	MC Purchase O'REILLY 5239 O'REILLY 5239 CEDAR RAPIDS IA #5131 #00010001	12.83		6,644.70
01/17	ACH Debit CLUB FEES PLANET FIT ID1710602737 701-356-1045	10.70		6,634.00
01/17	ACH Debit CPC-CLIENT STATE FARM RO 27 ID9000313004	1,607.37		5,026.63
01/17	MC Purchase THE HOME DEPOT #2108 THE HOME DEPOT #2108 CEDAR RAPIDS IAUS #5131 #06174371	235.83		4,790.80
01/17	MC Purchase THE HOME DEPOT #2108 THE HOME DEPOT #2108 CEDAR RAPIDS IAUS #5131 #06174415	23.45		4,767.35
01/17	MC Purchase THE HOME DEPOT #2108 THE HOME DEPOT #2108 CEDAR RAPIDS IAUS #5131 #06174372	1,040.73		3,726.62
01/17	Check #2054	120.00		3,606.62
01/17	MC Purchase MENARDS MARION IA MENARDS MARION IA MARION4 IA #5131	83.39		3,523.23
01/18	MC Purchase THE HOME DEPOT #2108 THE HOME DEPOT #2108 CEDAR RAPIDS IAUS #5131 #06174372	1,629.61		1,893.62
01/19	Check #2059	780.00		1,113.62
01/20	Check #2060	400.00		713.62
01/21	MC Purchase MENARDS MARION IA MENARDS MARION IA MARION4 IA #5131	128.40		585.22
01/22	ACH Debit PAYMENT Alliant - IPL ID2420331370 Telephone Initiated	130.32		454.90



SAVE ▶ BORROW ▶ INVEST ▶ INSURE ▶ TRUST

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DATE	DESCRIPTION	DEBITS	CREDITS	BALANCE
01/22	Transaction- ACH Debit PAYMENT Alliant - IPL ID2420331370 Telephone Initiated	137.36		317.54
01/22	Transaction- Check #2058	120.00		197.54
01/23	Check #2056	60.00		137.54
01/23	Transfer Deposit		1,300.00	1,437.54
01/23	Check #2057	250.00		1,187.54
01/23	MC Purchase THE HOME DEPOT #2108 THE HOME DEPOT #2108 CEDAR RAPIDS IAUS #5131 #06174371	564.96		622.58
01/23	MC Purchase MURPHY7287ATWALMART MURPHY7287ATWALMART MARION4 IA #5131 #0010	30.70		591.88
01/24	Tfr from XXXXX0823 Internet Banking Tran Estate of Property H, in Possess		200.00	791.88
01/24	MC Purchase MENARDS MARION IA MENARDS MARION IA MARION4 IA #5131	64.02		727.86
01/25	Transfer Deposit		5,150.00	5,877.86
01/25	Check #2062	850.00		5,027.86
01/25	MC Purchase VERIZON WRLS M158601 VERIZON WRLS M158601 CEDAR RAPIDS IA #5131 #68661354	479.91		4,547.95
01/26	Check #2065	836.00		3,711.95
01/27	MC Purchase WAL-MART #2716 WAL-MART #2716 CEDAR RAPIDS IAUS #5131 #24271601	18.26		3,693.69
01/27	MC Purchase CASEYS #2773 CASEYS #2773 CEDAR RAPIDS IAUS #5131 #600001	9.69		3,684.00
01/27	Check #2069	425.00		3,259.00
01/27	Check #2066	470.00		2,789.00
01/27	Check #2070	600.00		2,189.00
01/28	MC Purchase MENARDS MARION IA MENARDS MARION IA MARION4 IA #5131	74.32		2,114.68
01/28	MC Purchase MENARDS MARION IA MENARDS MARION IA MARION4 IA #5131	254.64		1,860.04
01/29	Check #2068	120.00		1,740.04
01/29	MC Purchase MENARDS MARION IA MENARDS MARION IA MARION4 IA #5131	202.32		1,537.72
01/29	MC Purchase MENARDS MARION IA MENARDS MARION IA MARION4 IA #5131	61.00		1,476.72
01/31	ACH Debit ENERGY MIDAMERICAN ID4421425214	96.27		1,380.45
01/31	Ending Balance			1,380.45

Cleared Share Drafts
 (^ Indicates an Electronic Check)
 (* Indicates the check number is out of sequence)

DRAFT #	DATE	AMOUNT	DRAFT #	DATE	AMOUNT	DRAFT #	DATE	AMOUNT	DRAFT #	DATE	AMOUNT
2050	01/12	780.00	2056	01/23	60.00	2060	01/20	400.00	2068 *	01/29	120.00
2053 *	01/16	474.23	2057	01/23	250.00	2062 *	01/25	850.00	2069	01/27	425.00
2054	01/17	120.00	2058	01/22	120.00	2065 *	01/26	836.00	2070	01/27	600.00
2055	01/13	400.00	2059	01/19	780.00	2066	01/27	470.00			

Greenstate CU Cash Collateral	BEGINNING BALANCE	TOTAL DEBITS	TOTAL CREDITS	ENDING BALANCE
SD - 0823	250.07	-1,100.00	900.00	50.07

Titles: Estate of Property Holders, LTD, Debtor in Possession BK Case No.22-00744

DATE	DESCRIPTION	DEBITS	CREDITS	BALANCE
01/01	Previous Balance			250.07
01/03	Deposit		900.00	1,150.07
01/03	Transfer Withdrawal	900.00		250.07
01/24	Tfr to XXXXX0815 Internet Banking Transf Estate of Property H, in Possess	200.00		50.07
01/31	Ending Balance			50.07



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DUPACO CREDIT UNION CASH COLL ACCT		BEGINNING BALANCE	TOTAL DEBITS	TOTAL CREDITS	ENDING BALANCE
SD -	0898	90.32	-7,640.32	7,550.00	0.00

Titles: Estate of Property Holders, LTD, Debtor in Possession BK Case No.22-00744

DATE	DESCRIPTION	DEBITS	CREDITS	BALANCE
01/01	Previous Balance			90.32
01/06	Rent		1,100.00	1,190.32
01/06	Transfer Withdrawal	1,190.32		
01/23	Transfer Withdrawal	1,300.00		-1,300.00
01/23	Febuary Rent		1,300.00	
01/25	Rent		5,150.00	5,150.00
01/25	Transfer Withdrawal	5,150.00		
	Ending Balance			0.00

Landlords Tenant Deposit Account	BEGINNING BALANCE	TOTAL DEBITS	TOTAL CREDITS	ENDING BALANCE
SD - 0948	0.00	0.00	0.00	0.00

Titles: Estate of Property Holders, LTD, Debtor in Possession BK Case No.22-00744

DATE	DESCRIPTION	DEBITS	CREDITS	BALANCE
	There was no activity for this account during the reported period			

EXPLANATION OF INTEREST CHARGE ON OPEN-END ACCOUNT

The INTEREST CHARGE on each open-end account shown on this statement is computed by multiplying the daily periodic rate by the daily balance of that account on each day of the billing cycle. The daily balance is determined as follows: For each day of the billing cycle we take the balance of the account for the previous day, add any new loans and charges, and subtract any credits and payments made on that day. INTEREST CHARGES are also subtracted until you make a payment. This gives us the daily balance of your account for that day. The billing cycle is the time between each statement, which will be approximately one month.

IN CASE OF ERRORS OR QUESTIONS ABOUT LOANS ON YOUR STATEMENT

If you think your statement is wrong, or if you need more information about a transaction on your statement, write us on a separate sheet of paper at PO Box 179, Dubuque, IA 52004-0179 as soon as possible. We must hear from you no later than 60 days after we sent you the first statement on which the error or problem appeared. You can telephone us, but doing so will not preserve your rights.

In your letter, give us the following information:

- Your name and account number.
- The dollar amount of the suspected error.
- Describe the error and explain, if you can, why you believe there is an error. If you need more information, describe the item you are unsure about.

You do not have to pay any amount in question while we are investigating, but you are still obligated to pay the parts of your statement that are not in question. While we investigate your question, we cannot report you as delinquent or take any action to collect the amount you question.

IN CASE OF ERRORS OR QUESTIONS ABOUT YOUR ELECTRONIC FUND TRANSFERS (EFT)

Write us at PO Box 179, Dubuque, IA 52004-0179 or call us at 800-373-7600 as soon as you can if you think your statement or automated teller machine receipt is wrong or if you need more information about a receipt or an EFT transfer on the statement. We must hear from you no later than 60 days after we sent you the FIRST statement on which the error or problem appeared.

1. Tell us your name and account number.
2. Describe the error or transfer you are unsure about, and explain as clearly as you can why you believe there is an error or why you need more information.
3. Tell us the dollar amount of the suspected error.

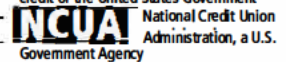
We will determine whether an error occurred within 10 business days (20 business days if the transfer involved a new account) after we hear from you and will correct any error promptly. If we need more time, however, we may take up to 45 days (90 days if the transfer involved a new account, a point-of-sale transaction, or a foreign-initiated transfer) to investigate your complaint or question. If we decide to do this, we will credit your account within 10 business days (20 business days if the transfer involved a new account) for the amount you think is in error, so that you will have use of the money during the time it takes us to complete our investigation. If we ask you to put your complaint or question in writing and we do not receive it within 10 business days, we may not credit your account. Your account is considered a new account for the first 30 days after the first deposit is made, unless each of you already has an established account with us before this account is opened. We will tell you the results within three business days after completing our investigation. If we decide that there was no error, we will send you a written explanation. You may ask for copies of the documents that we used in our investigation.

■ SHARE DRAFT RECONCILIATION

[illegible]

NOTE: Be sure to deduct any charges, fees or withdrawals shown on your statement (but not in your share Draft book) that may apply to your account. Also, be sure to add any dividends or any deposits shown on your statement (but not in your share draft book) that apply to your account.

Your savings federally insured to at least \$250,000 and backed by the full faith and credit of the United States Government



EQUAL HOUSING OPPORTUNITY



Progress/plans narrative
January/February 2024

A) Overall Plan Summary

With the slowing of the housing market (in general and also December is the slowest month for property sales of the year), significant unexpected expenses and other obstacles (see below for details), we are now projecting that **GSCU** will be paid off in April, 2024. With listings and sales of 1713 7th Ave (listed), 1841 Washington Ave (under contract) and 825 18th St (to be listed in March 2024), the GSCU debt will be paid off in full with cash left for the cash collateral account to pay expenses. This will leave six properties free and clear with a current market value of approximately \$1 million. It should be noted that the “spring housing market” has begun, and our realtor indicates that sales should begin to improve.

The schedule for **DUPACO** mortgages is scheduled to be on target with sale of three additional properties. The sale and closing of 357 17th St was delayed but finally occurred on December 5, 2023, allowing for payment to DUPACO and full payment of administrative costs to date. Another DUPACO property, 1748 C Ave, is now fully renovated and anticipated to be listed in Feb/March 2024. With these two sales, the overall debt will be reduced to approximately \$1,610,000. Next steps now include selling 2009 Memorial Dr which was vacated on Dec. 20, 2023 (previously listed as ‘to be held’). This property is nearing completion of renovation and our realtor anticipates it will sell for around \$320,000 (generating another \$300,000 after fees). In addition, 2916 Iowa Ave has recently been vacated and we have been updating this property for sale, with a target date of completion in March 2024. This will leave the overall DUPACO debt at approximately \$1,200,000. After the sale of 2009 Memorial Dr and Iowa Ave there will then be a total of 26 properties remaining and only \$375,000 to be paid off to reach the three-year target of \$950,000. This will be accomplished by the sale of some of these additional 26 properties in some combination that will be determined in mid 2024.

B) Delays

We continued to make progress toward the projected renovations/listings this past month, despite delays due to a number of factors: 1) illness among my small crew and being out for various lengths of time over this past month; 2) shortage/delays for some supplies needed to complete the projects; 3) the winter storms in January caused my team’s work to be focused on snow removal, furnace maintenance issues and other activities related to the winter weather.

Despite this, significant progress has been made. 1748 C Ave is very nearly done with total renovation and listing will occur very soon. Updating of 2916 Iowa Ave to prepare it for sale is fully underway. Significant progress has also been made on 2009 Memorial Dr and we are closing in on listing it soon. Much of this recent work has been completed by Mr. Davisson, stepping in for his missing crew members.

C) Details on individual properties:

1713 7th Ave SE: This property, which has been entirely renovated both inside and outside, was listed on Sept 23, 2023 at \$225,000 (appraised at \$72,000). However, due to the slowing of the market, our realtor recommended dropping the price to \$210,000 which we have now done. Full exterior renovations include fresh paint, new fencing, brand new garage, brand new back deck and front porch and landscaping. The interior was also fully renovated, including painting, new bathrooms, and kitchen (including all new appliances), flooring, new light fixtures, etc. Mr. Davisson performed all finishing work on this property, ie his "sweat equity". This property is now under contract.

1841 Washington Ave SE: After a few delays, this property renovation was completed and was listed November 22, 2023 at \$140,000 (appraised at \$73,000). The house has been entirely re-painted both inside and outside, new flooring has been added throughout, as has new lighting. It has a brand-new bathroom and kitchen (including all new appliances), fresh landscaping, etc. Mr. Davisson has devoted significant time to this project, ie his "sweat equity", stepping in to do much of the work himself as his team members were out sick. This property is now under contract.

1748 C Ave NE: The tenant at this property moved out on Aug 15, 2023. The extensive renovations required to prepare it for sale, including interior painting, kitchen updating, bathroom repairs, light fixture updates, exterior repairs to siding and windows and landscaping are nearly complete and we will list it in Feb/March, 2024. Our realtor predicts that this property will be listed at around \$140,000.

825 18th St SE: The tenant in this property notified us she will vacate, so we have decided to move this property up the list (originally designated "to be held") and will begin preparing it for sale in mid-March. It is anticipated that there is relatively less work required to bring this property to market, so we estimate a March/April 2024 listing at approximately \$110,000. This will be the final house needed to satisfy the Green State judgment.

2009 Memorial Dr SE: The tenant in this property vacated on Dec 20, 2023 and we have decided to move this property up the list (originally designated "to be

held”) for sale. We have recently re-painted the entire interior and installed new flooring, and within the last few weeks have update lighting, bathrooms, exterior, landscaping. It is anticipated this will list at \$320,000. We project a March/April 2024 listing.

2916 Iowa Ave SE: We have made significant progress on updating this property for sale, including updated kitchen, bathroom, family room, exterior, landscaping and anticipate listing it for around \$125,000, aiming for March/April, 2024.

Other: All of this work is proceeding on top of the normal activities with maintaining the various rental properties (including extensive snow/ice removal associated with Jan snowstorms). This work is carried out by the various subcontractors as well as Mr. Davisson (sweat equity).

Fill in this information to identify the case:

Debtor Name Property Holders, LtdUnited States Bankruptcy Court for the: Northern District of IowaCase number: 22-00744☐ Check if this is an amended filing

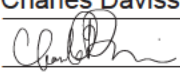
Official Form 425C

Monthly Operating Report for Small Business Under Chapter 11

12/17

Month: February, 2024Date report filed: 3/25/2024
MM / DD / YYYYLine of business: Property Inv. & RentalNAISC code: 5313

In accordance with title 28, section 1746, of the United States Code, I declare under penalty of perjury that I have examined the following small business monthly operating report and the accompanying attachments and, to the best of my knowledge, these documents are true, correct, and complete.

Responsible party: Charles Davisson, PresidentOriginal signature of responsible party Printed name of responsible party Charles Davisson**1. Questionnaire**

Answer all questions on behalf of the debtor for the period covered by this report, unless otherwise indicated.

Yes	No	N/A
-----	----	-----

If you answer No to any of the questions in lines 1-9, attach an explanation and label it Exhibit A.

- | | | | |
|--|-------------------------------------|--------------------------|-------------------------------------|
| 1. Did the business operate during the entire reporting period? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 2. Do you plan to continue to operate the business next month? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 3. Have you paid all of your bills on time? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 4. Did you pay your employees on time? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 5. Have you deposited all the receipts for your business into debtor in possession (DIP) accounts? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 6. Have you timely filed your tax returns and paid all of your taxes? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 7. Have you timely filed all other required government filings? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 8. Are you current on your quarterly fee payments to the U.S. Trustee or Bankruptcy Administrator? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 9. Have you timely paid all of your insurance premiums? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

If you answer Yes to any of the questions in lines 10-18, attach an explanation and label it Exhibit B.

- | | | | |
|---|--------------------------|-------------------------------------|--------------------------|
| 10. Do you have any bank accounts open other than the DIP accounts? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 11. Have you sold any assets other than inventory? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 12. Have you sold or transferred any assets or provided services to anyone related to the DIP in any way? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 13. Did any insurance company cancel your policy? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 14. Did you have any unusual or significant unanticipated expenses? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 15. Have you borrowed money from anyone or has anyone made any payments on your behalf? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 16. Has anyone made an investment in your business? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

Debtor Name Property Holders, LtdCase number 22-00744

17. Have you paid any bills you owed before you filed bankruptcy?

☐ ☒ ☐

18. Have you allowed any checks to clear the bank that were issued before you filed bankruptcy?

☐ ☒ ☐**2. Summary of Cash Activity for All Accounts****19. Total opening balance of all accounts**\$ 1,380.45

This amount must equal what you reported as the cash on hand at the end of the month in the previous month. If this is your first report, report the total cash on hand as of the date of the filing of this case.

20. Total cash receipts

Attach a listing of all cash received for the month and label it *Exhibit C*. Include all cash received even if you have not deposited it at the bank, collections on receivables, credit card deposits, cash received from other parties, or loans, gifts, or payments made by other parties on your behalf. Do not attach bank statements in lieu of *Exhibit C*.

Report the total from *Exhibit C* here.\$ 13,606.65**21. Total cash disbursements**

Attach a listing of all payments you made in the month and label it *Exhibit D*. List the date paid, payee, purpose, and amount. Include all cash payments, debit card transactions, checks issued even if they have not cleared the bank, outstanding checks issued before the bankruptcy was filed that were allowed to clear this month, and payments made by other parties on your behalf. Do not attach bank statements in lieu of *Exhibit D*.

Report the total from *Exhibit D* here.- \$ 14,983.43**22. Net cash flow**

Subtract line 21 from line 20 and report the result here.

This amount may be different from what you may have calculated as *net profit*.+ \$ -1,376.78**23. Cash on hand at the end of the month**

Add line 22 + line 19. Report the result here.

Report this figure as the *cash on hand at the beginning of the month* on your next operating report.

This amount may not match your bank account balance because you may have outstanding checks that have not cleared the bank or deposits in transit.

= \$ 3.67**3. Unpaid Bills**

Attach a list of all debts (including taxes) which you have incurred since the date you filed bankruptcy but have not paid. Label it *Exhibit E*. Include the date the debt was incurred, who is owed the money, the purpose of the debt, and when the debt is due. Report the total from *Exhibit E* here.

24. Total payables\$ 0*(Exhibit E)*

Debtor Name Property Holders, LtdCase number 22-00744**4. Money Owed to You**

Attach a list of all amounts owed to you by your customers for work you have done or merchandise you have sold. Include amounts owed to you both before, and after you filed bankruptcy. Label it *Exhibit F*. Identify who owes you money, how much is owed, and when payment is due. Report the total from *Exhibit F* here.

25. Total receivables \$ 0
(Exhibit F)

5. Employees

26. What was the number of employees when the case was filed? 1
27. What is the number of employees as of the date of this monthly report? 1

6. Professional Fees

28. How much have you paid this month in professional fees related to this bankruptcy case? \$ 0
29. How much have you paid in professional fees related to this bankruptcy case since the case was filed? \$ 55,529.66
30. How much have you paid this month in other professional fees? \$ 0
31. How much have you paid in total other professional fees since filing the case? \$ 0

7. Projections

Compare your actual cash receipts and disbursements to what you projected in the previous month. Projected figures in the first month should match those provided at the initial debtor interview, if any.

	Column A		Column B		Column C
	Projected	—	Actual	=	Difference
	Copy lines 35-37 from the previous month's report.		Copy lines 20-22 of this report.		Subtract Column B from Column A.
32. Cash receipts	\$ <u>12,915.00</u>	—	\$ <u>13,606.65</u>	=	\$ <u>-691.65</u>
33. Cash disbursements	\$ <u>12,000.00</u>	—	\$ <u>14,983.43</u>	=	\$ <u>-2983.43</u>
34. Net cash flow	\$ <u>915.00</u>	—	\$ <u>-1,376.78</u>	=	\$ <u>-461.78</u>
35. Total projected cash receipts for the next month:					\$ <u>12,050.00</u>
36. Total projected cash disbursements for the next month:					- \$ <u>12,000.00</u>
37. Total projected net cash flow for the next month:					= \$ <u>50.00</u>

Debtor Name Property Holders, Ltd

Case number 22-00744

8. Additional Information

If available, check the box to the left and attach copies of the following documents.

- ☒ 38. Bank statements for each open account (redact all but the last 4 digits of account numbers).
- ☐ 39. Bank reconciliation reports for each account.
- ☐ 40. Financial reports such as an income statement (profit & loss) and/or balance sheet.
- ☒ 41. Budget, projection, or forecast reports.
- ☒ 42. Project, job costing, or work-in-progress reports.

Exhibit C

February, 2024

Rents Received, sale proceeds, credits etc.

GSCU mortgages:

825 18th St SE

\$350.00

1818 7th Ave SE

\$850.00

838 15th St SE

\$700.00

TOTAL: \$1,900.00

DUPACO mortgages:

3824 Indiandale Circle SE

\$1,700.00

1734 5th Ave SE

\$1,100.00

2045 Park Ave SE

\$1,000.00

2164 Blake Blvd SE

\$1,600.00

2814 14th Ave SE

\$1,000.00

1025 20th St SE

\$1,600.00

351 20th St SE

\$1,050.00

2916 Iowa Ave SE

\$1,100.00

Exhibit D

**Listing of Check/ACH/Credit Card/Cash Disbursements
February 2024**

*please note credit card, cashier's checks and cash withdrawals were used this month due to my accountant no longer printing checks (they were sold) and DUPACO declined to print temporary checks.

Date	Check # etc	Payee	Amount	Purpose
Feb 1, 2024	ACH	Planet	\$52.43	Fee
Feb 1, 2024	CC	Murphy Walmart	\$20.02	Gas for work van
Feb 1, 2024	CC	Menards	\$136.13	Supplies (2009 Memorial renovation work)
Feb 2, 2024	Ck # 2071	Kenway	\$147.66	Tree root removal (412 26 th St SE)
Feb 2, 2024	CC	Lowes	\$106.84	Supplies (2009 Memorial renovation work)
Feb 2, 2024	CC	Menards	\$438.00	Supplies (2916 Iowa Ave SE)
Feb 3, 2024	Ck # 2061	Ms. Courtney DeLong	\$480.00	Subcontractor (2009 Memorial renovation work)
Feb 3, 2024	Ck # 2073	Mr. Joel Ingram	\$600.00	Subcontractor (2916 Iowa Ave SE renovation work)
Feb 4, 2024	CC	Home Depot	\$853.86	Supplies (2009 Memorial Dr SE renovation work)
Feb 4, 2024	CC	Sam's Club	\$33.72	Gas for work van
Feb 4, 2024	CC	AutoZone	\$23.30	Auto supplies
Feb 4, 2024	CC	Casey's	\$19.87	Gas for work vehicle
Feb 4, 2024	CC	Menards	\$379.79	Supplies (2916 Iowa Ave SE)
Feb 5, 2024	Ck # 2072	Mr. Michael White	\$780.00	Subcontractor (2009 Memorial Dr SE renovation work)
Feb 5, 2024	ACH	Peacock	\$6.41	Weather
Feb 5, 2024	CC	Home Depot	\$198.42	Supplies (2009 Memorial Dr SE renovation work)
Feb 6, 2004	ACH	State Farm	\$1043.69	Insurance
Feb 6, 2024	CC	Amazon	\$32.05	Faucet (2009 Memorial Dr SE)
Feb 6, 2024	CC	Menards	\$53.95	Supplies (2916 Iowa Ave SE)
Feb 8, 2024	CC	Home Depot	\$62.06	Supplies (2021 Grande Ave SE)
Feb 8, 2024	CC	Menards	\$349.06	Supplies (412 26 th St SE)
Feb 9, 2024	CC	BP	\$31.27	Gas for work vehicle
Feb 9, 2024	CC	AutoZone	\$186.17	Auto repair
Feb 9, 2024	CC	Home Depot	\$62.06	Supplies (412 26 th St SE)
Feb 9, 2024	CC	Menards	\$99.16	Supplies (412 26 th St SE)
Feb 9, 2024	CC	Menards	\$85.55	Supplies (2916 Iowa Ave SE)

Feb 10, 2024	Ck # 2064	Ms. Courtney DeLong	\$600.00	Subcontractor (2009 Memorial renovation work)
Feb 11, 2024	CC	AutoZone	\$34.23	Auto supplies
Feb 12, 2024	CC	O'Reilly	\$36.36	Auto supplies
Feb 12, 2024	CC	Google	\$88.79	Fee
Feb 13, 2024	Ck # 2074	Mr. Joel Ingram	\$450.00	Subcontractor (2916 Iowa Ave SE renovation work)
Feb 13, 2024	Withdrawal	Mr. Michael White	\$900.00	Subcontractor (2021 Grande Ave SE inspection prep work)
Feb 13, 2024	CC	BP	\$20.00	Gas for work van
Feb 14, 2024	Withdrawal	Mr. Michael White	\$700.00	Subcontractor (1051 20 th St SE renovation work)
Feb 14, 2024	CC	Amazon	\$60.13	Bathtub (2009 Memorial Dr SE)
Feb 14, 2024	CC	Certus	\$1.75	Air for work vehicle tires
Feb 14, 2024	CC	Certus	\$1.75	Air for work vehicle tires
Feb 14, 2024	CC	Menards	\$187.25	Supplies (1051 20 th St SE)
Feb 15, 2024	CC	AutoZone	\$34.23	Work van supplies
Feb 15, 2024	CC	True Value	\$27.80	Supplies (1051 20 th St SE renovation work)
Feb 15, 2024	CC	Amazon	\$109.05	Faucet (1051 20 th St SE)
Feb 16, 2024	CC	BP	\$34.91	Gas for work vehicle
Feb 16, 2024	CC	BP	\$28.23	Gas for work van
Feb 17, 2024	Ck # 2349	Ms. Courtney DeLong	\$562.00	Subcontractor (2009 Memorial renovation work)
Feb 18, 2024	CC	Amazon	\$35.30	Supplies (1051 20 th St SE renovation work)
Feb 18, 2024	CC	O'Reilly	\$28.87	Auto supplies
Feb 19, 2024	CC	Prime	\$6.41	Fee
Feb 19, 2024	CC	Prime	\$4.27	Fee
Feb 20, 2024	CC	Planet	\$10.70	Fee
Feb 20, 2024	CC	Lowes	\$36.25	Supplies (1051 20 th St SE)
Feb 20, 2024	CC	Lowes	\$45.31	Supplies (412 26 th St SE inspection prep)
Feb 20, 2024	CK # 2075	Mr. Joel Ingram	\$450.00	Subcontractor (2916 Iowa Ave SE renovation work)
Feb 20, 2024	Withdrawal	Mr. Michael White	\$60.00	Subcontractor (412 26 th St SE inspection prep work)
Feb 20, 2024	Withdrawal	Mr. Michael White	\$140.00	Subcontractor (1051 20 th St SE renovation work)
Feb 20, 2024	CC	Menards	\$49.26	Supplies (1051 20 th St SE)
Feb 20, 2024	Ck # 2348	Mr. Michael White	\$875.00	Subcontractor (2009 Memorial Dr SE renovation work)
Feb 21, 2024	Ck # 2347	Linn Co Sherriff	\$60.00	Eviction fee (1714 6 th Ave SE)
Feb 21, 2024	CC	Home Depot	\$57.04	Supplies (1051 20 th St SE)

Feb 21, 2024	CC	Menards	\$61.95	Supplies (1051 20 th St SE)
Feb 22, 2024	Withdrawal	Mr. Michael White	\$500.00	Subcontractor (1051 20 th St SE renovation work)
Feb 22, 2024	Withdrawal	Mr. Michael White	\$450.00	Subcontractor (351 20 th St SE renovation work)
Feb 22, 2024	Withdrawal	Mr. Chris Avinger	\$120.00	Subcontractor (412 26 th St SE inspection prep work)
Feb 23, 2024	CC	Home Depot	\$106.89	Supplies (351 20 th St SE inspection prep work)
Feb 23, 2024	CC	FasMart	\$21.72	Gas for work van
Feb 24, 2024	Withdrawal	Mr. Michael White	\$100.00	Subcontractor (351 20 th St SE inspection prep work)
Feb 25, 2024	CC	Menards	\$410.67	Supplies (412 26 th St SE)
Feb 26, 2024	CC	Home Depot	\$37.38	Supplies (412 26 th St SE)
Feb 27, 2024	Ck # 2076	Ms. Courtney DeLong	\$470.00	Subcontractor (2009 Memorial renovation work)
Feb 28, 2024	Ck # 2276	City of CR Water	\$140.10	Utilities
Feb 28, 2024	Ck # 2275	City of CR Water	\$240.63	Utilities

TOTAL: \$10,150.00

GRAND TOTAL: \$12,050



P.O. Box 179
Dubuque, IA 52004-0179

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MEMBER NUMBER:

8149

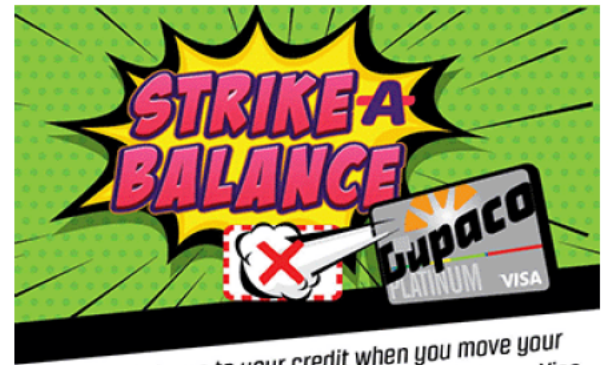
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ELECTRONIC SERVICE REQUESTED

(563) 557-7600 / (800) 373-7600 / dupaco.com

ESTATE OF PROPERTY HOLDERS, LTD DEBTOR
PO BOX 2328
CEDAR RAPIDS IA 52406-2328



Restore balance to your credit when you move your high-interest cards to a low-rate Dupaco Platinum Visa.

Dupaco.com/Visa

DUPACO COMMUNITY CREDIT UNION

STATEMENT SUMMARY				
ACCOUNT #	DESCRIPTION	BEGINNING BALANCE	ENDING BALANCE	
SAV - 8901	Savings/Asset Builder	25.05	25.05	
SD - 0815	Operating Account	1,380.45	3.67	
SD - 0823	Greenstate CU Cash Collateral Account	50.07	0.07	
SD - 0898	Dupaco Credit Union Cash Coll Acct	0.00	0.00	
SD - 0948	Landlords Tenant Deposit Account	0.00	0.00	

Savings/Asset Builder	BEGINNING BALANCE	TOTAL DEBITS	TOTAL CREDITS	ENDING BALANCE
SAV - 8901	25.05	0.00	0.00	25.05

Titles: Estate of Property Holders, LTD Debtor in Possession BK Case No.22-00744
Annual Percentage Yield Earned 0.00% | Dividends Paid YTD \$0.00

DATE	DESCRIPTION	DEBITS	CREDITS	BALANCE
	There was no activity for this account during the reported period			

Operating Account	BEGINNING BALANCE	TOTAL DEBITS	TOTAL CREDITS	ENDING BALANCE
SD - 0815	1,380.45	-14,983.43	13,606.65	3.67

Titles: Estate of Property Holders, LTD Debtor in Possession BK Case No.22-00744

DATE	DESCRIPTION	DEBITS	CREDITS	BALANCE
02/01	Previous Balance			1,380.45
01/31	MC Purchase CASEYS #2772 CASEYS #2772 CEDAR RAPIDS IA #5131	15.10		1,365.35
01/31	MC Purchase MENARDS MARION IA MENARDS MARION IA MARION4 IA #5131	327.36		1,037.99
02/01	ACH Debit CLUB FEES PLANET FIT ID1710602737 701-356-1045	52.43		985.56
02/01	MC Purchase MURPHY7287ATWALMART MURPHY7287ATWALMART MARION4 IA #5131 #0010	20.02		965.54
02/01	MC Purchase MENARDS MARION IA MENARDS MARION IA MARION4 IA #5131	136.13		829.41
02/02	Check #2071	147.66		681.75
02/02	Transfer Deposit		2,900.00	3,581.75
02/02	MC Purchase LOWES #02231* LOWES #02231* CEDAR RAPIDS IA #5131 #00170101	106.84		3,474.91
02/02	MC Purchase MENARDS MARION IA MENARDS MARION IA MARION4 IA #5131	438.00		3,036.91
02/03	Check #2061	480.00		2,556.91
02/03	Check #2073	600.00		1,956.91
02/04	MC Purchase THE HOME DEPOT #2108 THE HOME DEPOT #2108 CEDAR RAPIDS IAUS #5131 #06174371	853.86		1,103.05
02/04	MC Purchase SAMSClub #8162 SAMSClub #8162840010011SAMSClub #8162 #5131 #24816201	33.72		1,069.33
02/04	MC Purchase AUTOZONE #1910 AUTOZONE #1910 CEDAR RAPIDS IA #5131	23.30		1,046.03
02/04	MC Purchase CASEYS #2772 CASEYS #2772 CEDAR RAPIDS IA #5131	19.87		1,026.16
02/04	MC Purchase MENARDS MARION IA MENARDS MARION IA MARION4 IA #5131	379.79		646.37



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DATE	DESCRIPTION	DEBITS	CREDITS	BALANCE
02/05	Transfer Deposit		1,800.00	2,446.37
02/05	Check #2072	780.00		1,666.37
02/05	MC Purchase PEACOCK X2858 PREMIUM PEACOCK X2858 PREMIUM NEW YORK NY #5131	6.41		1,659.96
02/05	MC Purchase THE HOME DEPOT #2108 THE HOME DEPOT #2108 CEDAR RAPIDS IA #5131 #1642	198.42		1,461.54
02/06	ACH Debit CPC-CLIENT STATE FARM RO 08 ID9000313400	1,043.69		417.85
02/06	Transfer Deposit		150.00	567.85
02/06	MC Purchase AMZN MKTP US*RB5M53AU0 AMZN MKTP US*RB5M53AU0 SEATTLE WA #5131 #00000001	32.05		535.80
02/06	MC Purchase MENARDS MARION IA MENARDS MARION IA MARION4 IA #5131	53.45		482.35
02/07	Transfer Deposit		220.00	702.35
02/08	Deposit		21.46	723.81
02/08	MC Purchase THE HOME DEPOT #2108 THE HOME DEPOT #2108 CEDAR RAPIDS IAUS #5131 #06174371	62.06		661.75
02/08	MC Purchase MENARDS MARION IA MENARDS MARION IA MARION4 IA #5131	349.06		312.69
02/09	Transfer Deposit		980.00	1,292.69
02/09	MC Purchase BP#7675176WILLIAMS BLVD BP#7675176WILLIAMS BLVDBP#7675176WILLI #5131 #38755101	31.27		1,261.42
02/09	MC Purchase AUTOZONE 1605 16TH AV AUTOZONE 1605 16TH AV CEDAR RAPIDS IAUS #5131 #ko030000	186.17		1,075.25
02/09	MC Purchase THE HOME DEPOT #2108 THE HOME DEPOT #2108 CEDAR RAPIDS IAUS #5131 #06174371	62.06		1,013.19
02/09	MC Purchase MENARDS MARION IA MENARDS MARION IA MARION4 IA #5131	85.55		927.64
02/09	MC Purchase MENARDS MARION IA MENARDS MARION IA MARION4 IA #5131	99.16		828.48
02/10	Transfer Deposit		300.00	1,128.48
02/10	Transfer Deposit		50.00	1,178.48
02/10	Transfer Deposit		300.00	1,478.48
02/10	Check #2064	600.00		878.48
02/11	MC Purchase AUTOZONE #1910 AUTOZONE #1910 CEDAR RAPIDS IA #5131	34.23		844.25
02/11	MC Purchase O'REILLY 5239 O'REILLY 5239 CEDAR RAPIDS IA #5131 #00010007	36.36		807.89
02/12	MC Purchase GOOGLE *YOUTUBE TV GOOGLE *YOUTUBE TV 650-253-0000 CA #5131 #00248747	88.79		719.10
02/13	Deposit		1,128.16	1,847.26
02/13	Check #2074	450.00		1,397.26
02/13	Transfer Deposit		700.00	2,097.26
02/13	Michael White	900.00		1,197.26
02/13	MC Purchase BP#20382891ST AVE MQPS BP#20382891ST AVE MQPS CEDAR RAPIDS IA #5131 #00010002	20.00		1,177.26
02/14	Michael White	700.00		477.26
02/14	MC Purchase AMAZON.COM*RI5VO6L72 AMAZON.COM*RI5VO6L72 AMZN.COM/BIL WA #5131 #00784959	60.13		417.13
02/14	MC Purchase CERTUS AIRVAC SERVICE CERTUS AIRVAC SERVICE CEDAR RAPIDS IA #5131 #3707	1.75		415.38
02/14	MC Purchase CERTUS AIRVAC SERVICE CERTUS AIRVAC SERVICE CEDAR RAPIDS IA #5131 #3707	1.75		413.63
02/14	MC Purchase MENARDS MARION IA MENARDS MARION IA MARION4 IA #5131	187.25		226.38
02/15	ATM POS Credit AUTOZONE #1910 AUTOZONE #1910 CEDAR RAPIDS IA #5131		34.23	260.61
02/15	MC Purchase VERNON VILLAGE TRUE VA VERNON VILLAGE TRUE VA CEDAR RAPIDS IA #5131 #7843	27.80		232.81
02/15	MC Purchase AMZN MKTP US*RB0W30KO1 AMZN MKTP US*RB0W30KO1 AMZN.COM/BIL WA #5131	109.05		123.76
02/16	Transfer Deposit		1,600.00	1,723.76
02/16	MC Purchase BP#7675176WILLIAMS BLVD BP#7675176WILLIAMS BLVDBP#7675176WILLI #5131 #38755101	34.91		1,688.85
02/16	MC Purchase BP#7675176WILLIAMS BLVD BP#7675176WILLIAMS BLVDBP#7675176WILLI	28.23		1,660.62



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DATE	DESCRIPTION	DEBITS	CREDITS	BALANCE
	#5131 #38755101			
02/17	Check #2349	562.00		1,098.62
02/18	MC Purchase AMZN MKTP US*RI4M14HZ2 AMZN MKTP US*RI4M14HZ2 AMZN.COM/BIL	35.30		1,063.32
	WA #5131			
02/18	MC Purchase O'REILLY 350 O'REILLY 350 CEDAR RAPIDS IA #5131 #00020050	28.87		1,034.45
02/19	MC Purchase PRIME VIDEO *RI9KZ3AM1 PRIME VIDEO *RI9KZ3AM1 SEATTLE WA #5131 #00000001	6.41		1,028.04
02/19	MC Purchase PRIME VIDEO *RW0JT50T0 PRIME VIDEO *RW0JT50T0 888-802-3080 WA #5131	4.27		1,023.77
02/20	ACH Debit CLUB FEES PLANET FIT ID1710602737 701-356-1045	10.70		1,013.07
02/20	Transfer Deposit		850.00	1,863.07
02/20	MC Purchase LOWE'S #2231 LOWE'S #2231 CEDAR RAPIDS IAUS #5131 #001	36.25		1,826.82
02/20	MC Purchase LOWE'S #2231 LOWE'S #2231 CEDAR RAPIDS IAUS #5131 #001	45.31		1,781.51
02/20	Check #2075	450.00		1,331.51
02/20	Michel White	60.00		1,271.51
02/20	Micheal White	140.00		1,131.51
02/20	MC Purchase MENARDS MARION IA MENARDS MARION IA MARION4 IA #5131	49.26		1,082.25
02/20	Check #2348	875.00		207.25
02/21	Check #2347	60.00		147.25
02/21	MC Purchase THE HOME DEPOT #2108 THE HOME DEPOT #2108 CEDAR RAPIDS IAUS #5131 #06174372	57.04		90.21
02/21	MC Purchase MENARDS MARION IA MENARDS MARION IA MARION4 IA #5131	61.95		28.26
02/22	Eviction		22.80	51.06
02/22	Transfer Deposit		1,700.00	1,751.06
02/22	Michael White	500.00		1,251.06
02/22	michael white	450.00		801.06
02/22	Chris Azaber	120.00		681.06
02/23	MC Purchase THE HOME DEPOT #2108 THE HOME DEPOT #2108 CEDAR RAPIDS IAUS #5131 #06174371	106.89		574.17
02/23	MC Purchase FAS MART 5149 FAS MART 5149 CEDAR RAPIDS IA #5131 #GPMI106	21.72		552.45
02/24	Micheal White	100.00		452.45
02/25	MC Purchase MENARDS MARION IA MENARDS MARION IA MARION4 IA #5131	410.67		41.78
02/26	MC Purchase THE HOME DEPOT #2108 THE HOME DEPOT #2108 CEDAR RAPIDS IAUS #5131 #06174425	37.38		4.40
02/27	Transfer Deposit		500.00	504.40
02/27	Check #2076	470.00		34.40
02/28	Transfer Deposit		350.00	384.40
02/28	Check #2275	240.63		143.77
02/28	Check #2276	140.10		3.67
02/29	Ending Balance			3.67

Cleared Share Drafts

(^ Indicates an Electronic Check)

(* Indicates the check number is out of sequence)

DRAFT #	DATE	AMOUNT	DRAFT #	DATE	AMOUNT	DRAFT #	DATE	AMOUNT	DRAFT #	DATE	AMOUNT
2061	02/03	480.00	2073	02/03	600.00	2275 *	02/28	240.63	2349	02/17	562.00
2064 *	02/10	600.00	2074	02/13	450.00	2276	02/28	140.10			
2071 *	02/02	147.66	2075	02/20	450.00	2347 *	02/21	60.00			
2072	02/05	780.00	2076	02/27	470.00	2348	02/20	875.00			

Greenstate CU Cash Collateral Account	BEGINNING BALANCE	TOTAL DEBITS	TOTAL CREDITS	ENDING BALANCE
SD - 0823	50.07	-2,250.00	2,200.00	0.07

Titles: Estate of Property Holders, LTD, Debtor in Possession BK Case No.22-00744

DATE	DESCRIPTION	DEBITS	CREDITS	BALANCE
02/01	Previous Balance			50.07
02/10	Transfer Withdrawal	50.00		0.07
02/10	Deposit		300.00	300.07



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DATE	DESCRIPTION	DEBITS	CREDITS	BALANCE
02/10	Transfer Withdrawal	300.00		0.07
02/13	rent		700.00	700.07
02/13	Transfer Withdrawal	700.00		0.07
02/20	rent		850.00	850.07
02/20	Transfer Withdrawal	850.00		0.07
02/28	Deposit		350.00	350.07
02/28	Transfer Withdrawal	350.00		0.07
02/29	Ending Balance			0.07

Dupaco Credit Union Cash Coll Acct	BEGINNING BALANCE	TOTAL DEBITS	TOTAL CREDITS	ENDING BALANCE
SD - 0898	0.00	-10,150.00	10,150.00	0.00

Titles: Estate of Property Holders, LTD, Debtor in Possession BK Case No.22-00744

DATE	DESCRIPTION	DEBITS	CREDITS	BALANCE
	Previous Balance			
02/02	Rent		1,000.00	1,000.00
02/02	Rent		1,000.00	2,000.00
02/02	Rent		900.00	2,900.00
02/02	Transfer Withdrawal	2,900.00		
02/05	rent		700.00	700.00
02/05	rent		1,100.00	1,800.00
02/05	Transfer Withdrawal	1,800.00		
02/06	Rent		150.00	150.00
02/06	Transfer Withdrawal	150.00		
02/07	Rent		220.00	220.00
02/07	Transfer Withdrawal	220.00		
02/09	Rent		980.00	980.00
02/09	Transfer Withdrawal	980.00		
02/10	Deposit		300.00	300.00
02/10	Transfer Withdrawal	300.00		
02/16	Rent		1,600.00	1,600.00
02/16	Transfer Withdrawal	1,600.00		
02/22	Deposit		1,700.00	1,700.00
02/22	Transfer Withdrawal	1,700.00		
02/27	Deposit		500.00	500.00
02/27	Transfer Withdrawal	500.00		
	Ending Balance			0.00

Landlords Tenant Deposit Account	BEGINNING BALANCE	TOTAL DEBITS	TOTAL CREDITS	ENDING BALANCE
SD - 0948	0.00	0.00	0.00	0.00

Titles: Estate of Property Holders, LTD, Debtor in Possession BK Case No.22-00744

DATE	DESCRIPTION	DEBITS	CREDITS	BALANCE
	There was no activity for this account during the reported period			



SAVE ▶ BORROW ▶ INVEST ▶ INSURE ▶ TRUST

STATEMENT PERIOD:
02/01/2024 to 02/29/2024

PAGE:
5 of 5

EXPLANATION OF INTEREST CHARGE ON OPEN-END ACCOUNT

The INTEREST CHARGE on each open-end account shown on this statement is computed by multiplying the daily periodic rate by the daily balance of that account on each day of the billing cycle. The daily balance is determined as follows: For each day of the billing cycle we take the balance of the account for the previous day, add any new loans and charges, and subtract any credits and payments made on that day. INTEREST CHARGES are also subtracted until you make a payment. This gives us the daily balance of your account for that day. The billing cycle is the time between each statement, which will be approximately one month.

IN CASE OF ERRORS OR QUESTIONS ABOUT LOANS ON YOUR STATEMENT

If you think your statement is wrong, or if you need more information about a transaction on your statement, write us on a separate sheet of paper at PO Box 179, Dubuque, IA 52004-0179 as soon as possible. We must hear from you no later than 60 days after we sent you the first statement on which the error or problem appeared. You can telephone us, but doing so will not preserve your rights.

In your letter, give us the following information:

- Your name and account number.
- The dollar amount of the suspected error.
- Describe the error and explain, if you can, why you believe there is an error. If you need more information, describe the item you are unsure about.

You do not have to pay any amount in question while we are investigating, but you are still obligated to pay the parts of your statement that are not in question. While we investigate your question, we cannot report you as delinquent or take any action to collect the amount you question.

IN CASE OF ERRORS OR QUESTIONS ABOUT YOUR ELECTRONIC FUND TRANSFERS (EFT)

Write us at PO Box 179, Dubuque, IA 52004-0179 or call us at 800-373-7600 as soon as you can if you think your statement or automated teller machine receipt is wrong or if you need more information about a receipt or an EFT transfer on the statement. We must hear from you no later than 60 days after we sent you the FIRST statement on which the error or problem appeared.

1. Tell us your name and account number.
2. Describe the error or transfer you are unsure about, and explain as clearly as you can why you believe there is an error or why you need more information.
3. Tell us the dollar amount of the suspected error.

We will determine whether an error occurred within 10 business days (20 business days if the transfer involved a new account) after we hear from you and will correct any error promptly. If we need more time, however, we may take up to 45 days (90 days if the transfer involved a new account, a point-of-sale transaction, or a foreign-initiated transfer) to investigate your complaint or question. If we decide to do this, we will credit your account within 10 business days (20 business days if the transfer involved a new account) for the amount you think is in error, so that you will have use of the money during the time it takes us to complete our investigation. If we ask you to put your complaint or question in writing and we do not receive it within 10 business days, we may not credit your account. Your account is considered a new account for the first 30 days after the first deposit is made, unless each of you already has an established account with us before this account is opened. We will tell you the results within three business days after completing our investigation. If we decide that there was no error, we will send you a written explanation. You may ask for copies of the documents that we used in our investigation.

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[illegible]

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**Progress/plans narrative
February/March 2024**

A) Overall Plan Summary

With the recent slowing of the housing market (in general and also December was the slowest month for property sales of the year), other obstacles that slowed our progress (see below for details), we are now projecting that **GSCU** will be paid off in April/May, 2024. With listings and sales of 1713 7th Ave (listed), 1841 Washington Ave (under contract) and 825 18th St (to be listed in March/April 2024), the GSCU debt will be paid off in full with cash left for the cash collateral account to pay expenses. This will leave six properties free and clear with a current market value of approximately \$1 million. It should be noted that the “spring housing market” is now in full swing, and our realtor indicates that sales should begin to improve.

The schedule for **DUPACO** mortgages is scheduled to be on target with sale of three additional properties. The sale and closing of 357 17th St was delayed but finally occurred on December 5, 2023, allowing for payment to DUPACO and full payment of administrative costs to date. Another DUPACO property, 1748 C Ave, is now fully renovated, professional photographs have been taken and we are just awaiting listing by our realtor. With these two sales, the overall debt will be reduced to approximately \$1,610,000. Next steps now include selling 2009 Memorial Dr which was vacated on Dec. 20, 2023 (previously listed as ‘to be held’). This property is nearing completion of renovation and our realtor anticipates it will sell for around \$320,000 (generating another \$300,000 after fees). In addition, 2916 Iowa Ave has recently been vacated and we have been updating this property for sale, with a target date of completion in March/April 2024. This will leave the overall DUPACO debt at approximately \$1,200,000. After the sale of 2009 Memorial Dr and Iowa Ave there will then be a total of 26 properties remaining and only \$375,000 to be paid off to reach the three-year target of \$950,000. This will be accomplished by the sale of some of these additional 26 properties in some combination that will be determined in mid 2024.

B) Delays

We continued to make progress toward the projected renovations/listings this past month, despite delays due to a number of factors: 1) illness among my small crew and being out for various lengths of time over this past month; 2) shortage/delays for some supplies needed to complete the projects; 3) the winter storms in January caused my team’s work to be focused on snow removal,

furnace maintenance issues and other activities related to the winter weather so other projects got pushed back; 4) multiple regularly scheduled rental inspections (which occur every three years in CR) have come up and required my crew to be engaged with preparing for this (1025 20th St, 412 26th St, 351 20th St, 2021 Grande Ave). While these inspections take quite a bit of work as the rental code is continuously being updated, all properties passed again and are in full compliance.

Despite this, significant progress has been made. 1748 C Ave is done with total renovation and we are just waiting for our realtor to list it. Updating of 2916 Iowa Ave to prepare it for sale is fully underway. Significant progress has also been made on 2009 Memorial Dr and we are closing in on listing it very soon. Finally, we are now also focusing on renovation of 825 18th St SE for sale, which is the last property needed to pay off GSCU. Much of this recent work has been completed by Mr. Davisson, stepping in for his missing crew members.

C) Details on individual properties:

1713 7th Ave SE: This property, which has been entirely renovated both inside and outside, was listed on Sept 23, 2023 at \$225,000 (appraised at \$72,000). However, due to the slowing of the market, our realtor recommended dropping the price to \$210,000 which we have now done. Full exterior renovations include fresh paint, new fencing, brand new garage, brand new back deck and front porch and landscaping. The interior was also fully renovated, including painting, new bathrooms, and kitchen (including all new appliances), flooring, new light fixtures, etc. Mr. Davisson performed all finishing work on this property, ie his "sweat equity". This property was under contract but the buyers' financing fell through; we immediately re-listed it and there have been a number of showings and positive reviews.

1841 Washington Ave SE: After a few delays, this property renovation was completed and was listed November 22, 2023 at \$140,000 (appraised at \$73,000). The house has been entirely re-painted both inside and outside, new flooring has been added throughout, as has new lighting. It has a brand-new bathroom and kitchen (including all new appliances), fresh landscaping, etc. Mr. Davisson has devoted significant time to this project, ie his "sweat equity", stepping in to do much of the work himself as his team members were out sick. This property is now under contract and closing is expected in late March.

1748 C Ave NE: The tenant at this property moved out on Aug 15, 2023. The extensive renovations required to prepare it for sale, including interior painting, kitchen updating, bathroom repairs, light fixture updates, exterior repairs to siding and windows and landscaping are now complete and we are awaiting

listing by our realtor. Our realtor predicts that this property will be listed at around \$140,000.

825 18th St SE: The tenant in this property notified us she will vacate, so we have decided to move this property up the list (originally designated “to be held”) and will begin preparing it for sale in mid-March. It is anticipated that there is relatively less work required to bring this property to market, so we estimate a March/April 2024 listing at approximately \$110,000. This will be the final house needed to satisfy the Green State judgment.

2009 Memorial Dr SE: The tenant in this property vacated on Dec 20, 2023 and we have decided to move this property up the list (originally designated “to be held”) for sale. We have recently re-painted the entire interior and installed new flooring, and within the last few weeks have update lighting, bathrooms, exterior, landscaping. It is anticipated this will list at \$320,000. We project a March/April 2024 listing.

2916 Iowa Ave SE: We have made significant progress on updating this property for sale, including updated kitchen, bathroom, family room, exterior, landscaping and anticipate listing it for around \$125,000, aiming for March/April, 2024.

Other: All of this work is proceeding on top of the normal activities with maintaining the various rental properties, including extensive snow/ice removal associated with Jan snowstorms and recent work preparing four properties (see above) for inspection which occurs every three years. This work is carried out by the various subcontractors as well as Mr. Davisson (sweat equity).



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Two Installments

Full Amt.:

None

Sept.

Both

Parcel

Details

Parcel 141432700401035
Owner PROPERTY HOLDERS LTD
Address 130 THOMPSON DR SE APT 324 CEDAR RAPIDS IA
52403

Tax Charge

Details

Bill Number 2538690
Description 2022 Current Tax



September Installment

Late On
Tax Due

10/3/2023
\$1,475.00

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Interest/Fees	\$181.00
Total Due ⓘ	\$1,656.00

Amount

\$

\$182.00 minimum allowed

Partial

Full

March Installment

Late On	4/2/2024
Tax Due	\$1,475.00
Interest/Fees	\$44.00
Total Due ⓘ	\$1,519.00

ⓘ You cannot add a March payment unless the September Installment is paid in full.

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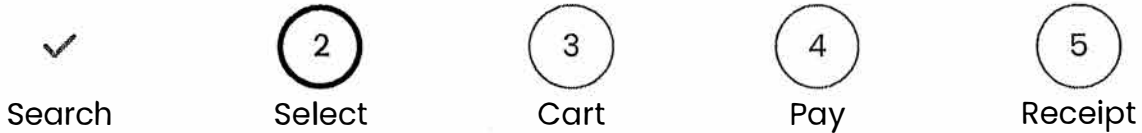
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Three Installments

Full Amt.:

None

2 Sept.

All 3

Parcel

Details

Parcel 142330102000000
Owner PROPERTY HOLDERS LTD
Address 412 26TH ST SE CEDAR RAPIDS IA 52403

Tax Charge 1 of 2

Details

Bill Number 0132100
Description 2023 Special Assessment



September Installment

Late On	10/3/2023
Tax Due	\$272.00
Interest/Fees	\$32.00

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Total Due ⓘ

\$304.00

Amount

\$

\$304.00 minimum allowed

Full

March Installment

Late On

4/2/2024

Tax Due

\$0.00

Interest/Fees

\$0.00

Total Due ⓘ

\$0.00

✓ March Installment is fully paid.

Tax Charge 2 of 2

 Details

Bill Number 2653260

Description 2022 Current Tax



September Installment

Late On

10/3/2023

Tax Due

\$1,363.00

Interest/Fees

\$168.00

Total Due ⓘ

\$1,531.00


Amount

\$

\$169.00 minimum allowed

Partial

Full



March Installment

Late On	4/2/2024
Tax Due	\$1,363.00
Interest/Fees	\$41.00
Total Due ⓘ	\$1,404.00

ⓘ You cannot add a March payment unless the September Installment is paid in full.

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Choose what amounts you will pay. Three September and two March installments are available for the three tax charges of this parcel. Five are due or overdue. You may not make an advance payment.

Five Installments

Full Amt.:

None

3 Sept.

All 5

Parcel

[Details](#)

Parcel 142710303800000
Owner PROPERTY HOLDERS LTD
Address 1025 20TH ST SE CEDAR RAPIDS IA 52403

Tax Charge 1 of 3

[Details](#)

Bill Number 0105610
Description 2022 Special Assessment



September Installment

Late On	10/1/2022
Tax Due	\$139.55
Interest/Fees	\$40.00

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Total Due ⓘ

\$179.55

Amount

\$

\$179.55 minimum allowed

Full

March Installment

Late On

4/1/2023

Tax Due

\$0.00

Interest/Fees

\$0.00

Total Due ⓘ

\$0.00

✓ March Installment is fully paid.

Tax Charge 2 of 3

 Details

Bill Number 1851830

Description 2021 Delinquent Tax Real Estate

☒ September Installment

Late On

10/1/2022

Tax Due

\$1,062.00

Interest/Fees

\$323.00

Total Due ⓘ

\$1,385.00

Amount

\$

\$324.00 minimum allowed

Partial

Full

March Installment

Late On	4/1/2023
Tax Due	\$1,062.00
Interest/Fees	\$223.00
Total Due ⓘ	\$1,285.00

ⓘ You cannot add a March payment unless the September Installment is paid in full.

Tax Charge 3 of 3

 Details

Bill Number 2780860

Description 2022 Current Tax



September Installment

Late On	10/3/2023
Tax Due	\$1,106.00
Interest/Fees	\$137.00
Total Due ⓘ	\$1,243.00

Amount

\$

\$138.00 minimum allowed

Partial

Full

March Installment

Late On	4/2/2024
Tax Due	\$1,106.00
Interest/Fees	\$33.00

Total Due ⓘ

\$1,139.00

ⓘ You cannot add a March payment unless the September Installment is paid in full.

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Choose what amounts you will pay. Two September and one March installment is available for the two tax charges of this parcel. Two are due or overdue. You may not make an advance payment.

Three Installments

Full Amt.:

None

2 Sept.

All 3

Parcel

Details

Parcel 141520300300000
Owner PROPERTY HOLDERS LTD
Address 1047 27TH ST NE CEDAR RAPIDS IA 52402

Tax Charge 1 of 2

Details

Bill Number 2610820
Description 2022 Current Tax



September Installment

Late On	10/3/2023
Tax Due	\$1,481.00
Interest/Fees	\$182.00

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Total Due ⓘ

\$1,663.00

Amount

\$

\$183.00 minimum allowed

Partial

Full

March Installment

Late On

4/2/2024

Tax Due

\$1,481.00

Interest/Fees

\$44.00

Total Due ⓘ

\$1,525.00

ⓘ You cannot add a March payment unless the September Installment is paid in full.

Tax Charge 2 of 2

 Details

Bill Number 0152320

Description 2024 Special Assessment

September Installment

Late On

10/1/2024

Tax Due

\$354.86

Interest/Fees

\$0.00

Total Due ⓘ

\$354.86

Amount

\$

\$354.86 minimum allowed

Full

March Installment

Late On	4/1/2025
Tax Due	\$0.00
Interest/Fees	\$0.00
Total Due ⓘ	\$0.00

✔ March Installment is fully paid.

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Choose what amounts you will pay. Three September and two March installments are available for the three tax charges of this parcel. Five are due or overdue. You may not make an advance payment.

Five Installments

Full Amt.:

None

3 Sept.

All 5

Parcel

 Details

Parcel 141030701000000
Owner PROPERTY HOLDERS LTD
Address 1052 32ND ST NE CEDAR RAPIDS IA 52402

Tax Charge 1 of 3

 Details

Bill Number 1476800
Description 2021 Delinquent Tax Real Estate



September Installment

Late On	10/1/2022
Tax Due	\$282.00
Interest/Fees	\$89.00

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Total Due ⓘ \$371.00

Amount

\$

\$90.00 minimum allowed

Partial

Full

March Installment

Late On 4/1/2023

Tax Due \$282.00

Interest/Fees \$59.00

Total Due ⓘ \$341.00

ⓘ You cannot add a March payment unless the September Installment is paid in full.

Tax Charge 2 of 3

 Details

Bill Number 0119740

Description 2023 Special Assessment



September Installment

Late On 10/3/2023

Tax Due \$344.95

Interest/Fees \$41.00

Total Due ⓘ \$385.95

Amount

\$

\$385.95 minimum allowed

Full

March Installment

Late On	4/2/2024
Tax Due	\$0.00
Interest/Fees	\$0.00
Total Due ⓘ	\$0.00

☑ March Installment is fully paid.

Tax Charge 3 of 3

 Details

Bill Number 2510240

Description 2022 Current Tax



September Installment

Late On	10/3/2023
Tax Due	\$309.00
Interest/Fees	\$41.00
Total Due ⓘ	\$350.00

Amount

\$

\$42.00 minimum allowed

Partial

Full

March Installment

Late On	4/2/2024
Tax Due	\$309.00
Interest/Fees	\$9.00

Total Due ⓘ

\$318.00

ⓘ You cannot add a March payment unless the September Installment is paid in full.

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Choose what amounts you will pay. Two September and one March installment is available for the two tax charges of this parcel. Three are due or overdue. You may not make an advance payment.

Three Installments

Full Amt.:

None

2 Sept.

All 3

Parcel

Details

Parcel 142215601200000
Owner PROPERTY HOLDERS LTD
Address 1610 PARK AVE SE CEDAR RAPIDS IA 52403

Tax Charge 1 of 2

Details

Bill Number 0132080
Description 2023 Special Assessment



September Installment

Late On

10/3/2023

Tax Due

\$234.04

Interest/Fees

\$27.00

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Total Due ⓘ

\$261.04

Amount

\$

\$261.04 minimum allowed

Full

March Installment

Late On

4/2/2024

Tax Due

\$0.00

Interest/Fees

\$0.00

Total Due ⓘ

\$0.00

✓ March Installment is fully paid.

Tax Charge 2 of 2

 Details

Bill Number 2585850

Description 2022 Current Tax



September Installment

Late On

10/3/2023

Tax Due

\$1,060.00

Interest/Fees

\$131.00

Total Due ⓘ

\$1,191.00

Amount

\$

\$132.00 minimum allowed

Partial

Full

March Installment

Late On	4/2/2024
Tax Due	\$1,060.00
Interest/Fees	\$32.00
Total Due ⓘ	\$1,092.00

ⓘ You cannot add a March payment unless the September Installment is paid in full.

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Two Installments

Full Amt.:

None

Sept.

Both

Parcel

Details

Parcel 142243002000000
Owner PROPERTY HOLDERS LTD
Address 1734 5TH AVE SE CEDAR RAPIDS IA 52403

Tax Charge

Details

Bill Number 2724750
Description 2022 Current Tax



September Installment

Late On	10/3/2023
Tax Due	\$1,065.00
Interest/Fees	\$132.00

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Total Due ⓘ

\$1,197.00

Amount

\$

\$133.00 minimum allowed

Partial

Full

March Installment

Late On

4/2/2024

Tax Due

\$1,065.00

Interest/Fees

\$32.00

Total Due ⓘ

\$1,097.00

ⓘ You cannot add a March payment unless the September Installment is paid in full.

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Three Installments

Full Amt.:

None

2 Sept.

All 3

Parcel

Details

Parcel 142242600900000
Owner PROPERTY HOLDERS LTD
Address 1801 BEVER AVE SE CEDAR RAPIDS IA 52403

Tax Charge 1 of 2

Details

Bill Number 2723760
Description 2022 Current Tax



September Installment

Late On	10/3/2023
Tax Due	\$246.00
Interest/Fees	\$34.00

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Total Due ⓘ \$280.00

Amount

\$

\$35.00 minimum allowed

Partial

Full



March Installment

Late On 4/2/2024
Tax Due \$246.00
Interest/Fees \$7.00
Total Due ⓘ \$253.00

ⓘ You cannot add a March payment unless the September Installment is paid in full.

Tax Charge 2 of 2

Details

Bill Number 0146440

Description 2024 Special Assessment



September Installment

Late On 10/1/2024
Tax Due \$1,038.98
Interest/Fees \$0.00
Total Due ⓘ \$1,038.98

Amount

\$

\$1,038.98 minimum allowed

Full

March Installment

Late On	4/1/2025
Tax Due	\$0.00
Interest/Fees	\$0.00
Total Due ⓘ	\$0.00

✔ March Installment is fully paid.

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Two Installments

Full Amt.:

None

Sept.

Both

Parcel

Details

Parcel 143520201600000
Owner PROPERTY HOLDERS LTD
Address 2009 MEMORIAL DR SE CEDAR RAPIDS IA 52403

Tax Charge

Details

Bill Number 2863870
Description 2022 Current Tax



September Installment

Late On
Tax Due
Interest/Fees

10/3/2023
\$2,532.00
\$308.00

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Total Due ⓘ

\$2,840.00

Amount

\$

\$309.00 minimum allowed

Partial

Full



March Installment

Late On

4/2/2024

Tax Due

\$2,532.00

Interest/Fees

\$76.00

Total Due ⓘ

\$2,608.00

ⓘ You cannot add a March payment unless the September Installment is paid in full.

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Choose what amounts you will pay. Two September and two March installments are available for the two tax charges of this parcel. Four are due or overdue. You may not make an advance payment.

Four Installments

Full Amt.:

None

2 Sept.

All 4

Parcel

Details

Parcel 142218000300000
Owner PROPERTY HOLDERS LTD
Address 2045 PARK AVE SE CEDAR RAPIDS IA 52403

Tax Charge 1 of 2

Details

Bill Number 1815480
Description 2021 Delinquent Tax Real Estate



September Installment

Late On	10/1/2022
Tax Due	\$1,240.00
Interest/Fees	\$376.00

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Total Due ⓘ \$1,616.00

Amount

\$

\$377.00 minimum allowed

Partial

Full



March Installment

Late On	4/1/2023
Tax Due	\$1,240.00
Interest/Fees	\$260.00
Total Due ⓘ	\$1,500.00

ⓘ You cannot add a March payment unless the September Installment is paid in full.

Tax Charge 2 of 2

Details

Bill Number 2593720

Description 2022 Current Tax



September Installment

Late On	10/3/2023
Tax Due	\$1,366.00
Interest/Fees	\$168.00
Total Due ⓘ	\$1,534.00

Amount

\$

\$169.00 minimum allowed

Partial

Full



March Installment

Late On	4/2/2024
Tax Due	\$1,366.00
Interest/Fees	\$41.00
Total Due ⓘ	\$1,407.00

ⓘ You cannot add a March payment unless the September Installment is paid in full.

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Choose Amounts

Choose what amounts you will pay. Two September and one March installment is available for the two tax charges of this parcel. Two are due or overdue. You may not make an advance payment.

Three Installments

Full Amt.:

None

2 Sept.

All 3

Parcel

 Details

Parcel 142332800400000
Owner PROPERTY HOLDERS LTD
Address 2103 BEVER AVE SE CEDAR RAPIDS IA 52403

Tax Charge 1 of 2

 Details

Bill Number 2721700
Description 2022 Current Tax



September Installment

Late On
Tax Due
Interest/Fees

10/3/2023
\$1,461.00
\$179.00

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Total Due ⓘ \$1,640.00

Amount

\$

\$180.00 minimum allowed

Partial

Full



March Installment

Late On	4/2/2024
Tax Due	\$1,461.00
Interest/Fees	\$44.00
Total Due ⓘ	\$1,505.00

ⓘ You cannot add a March payment unless the September Installment is paid in full.

Tax Charge 2 of 2

Details

Bill Number 0153720

Description 2024 Special Assessment



September Installment

Late On	10/1/2024
Tax Due	\$229.45
Interest/Fees	\$0.00
Total Due ⓘ	\$229.45

Amount

\$

\$229.45 minimum allowed

Full

March Installment

Late On	4/1/2025
Tax Due	\$0.00
Interest/Fees	\$0.00
Total Due ⓘ	\$0.00

✔ March Installment is fully paid.

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Choose what amounts you will pay. Three September and two March installments are available for the three tax charges of this parcel. Five are due or overdue. You may not make an advance payment.

Five Installments

Full Amt.:

None

3 Sept.

All 5

Parcel

Details

Parcel 142332600400000
Owner PROPERTY HOLDERS LTD
Address 2307 BEVER AVE SE CEDAR RAPIDS IA 52403

Tax Charge 1 of 3

Details

Bill Number 1983390
Description 2021 Delinquent Tax Real Estate



September Installment

Late On	10/1/2022
Tax Due	\$1,850.00
Interest/Fees	\$559.00

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Total Due ⓘ

\$2,409.00

Amount

\$

\$560.00 minimum allowed

Partial

Full

March Installment

Late On

4/1/2023

Tax Due

\$1,850.00

Interest/Fees

\$389.00

Total Due ⓘ

\$2,239.00

ⓘ You cannot add a March payment unless the September Installment is paid in full.

Tax Charge 2 of 3

 Details

Bill Number 0132090

Description 2023 Special Assessment



September Installment

Late On

10/3/2023

Tax Due

\$221.29

Interest/Fees

\$26.00

Total Due ⓘ

\$247.29

Amount

\$

\$247.29 minimum allowed

Full

March Installment

Late On	4/2/2024
Tax Due	\$0.00
Interest/Fees	\$0.00
Total Due ⓘ	\$0.00

✔ March Installment is fully paid.

Tax Charge 3 of 3

 Details

Bill Number 2721490

Description 2022 Current Tax



September Installment

Late On	10/3/2023
Tax Due	\$1,944.00
Interest/Fees	\$237.00
Total Due ⓘ	\$2,181.00

Amount

\$

\$238.00 minimum allowed

Partial

Full

March Installment

Late On	4/2/2024
Tax Due	\$1,944.00
Interest/Fees	\$58.00

Total Due ⓘ

\$2,002.00

ⓘ You cannot add a March payment unless the September Installment is paid in full.

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Choose Amounts

Choose what amounts you will pay. Five September and two March installments are available for the five tax charges of this parcel. Six are due or overdue. You may not make an advance payment.

Seven Installments

Full Amt.:

None

5 Sept.

All 7

Parcel

Details

Parcel 141425203200000
Owner PROPERTY HOLDERS LTD
Address 2532 1ST AVE NE CEDAR RAPIDS IA 52402

Tax Charge 1 of 5

Details

Bill Number 1809550
Description 2021 Delinquent Tax Real Estate



September Installment

Late On
Tax Due
Interest/Fees

10/1/2022
\$1,380.00
\$418.00

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Total Due ⓘ \$1,798.00

Amount

\$

\$419.00 minimum allowed

Partial

Full

March Installment

Late On	4/1/2023
Tax Due	\$1,380.00
Interest/Fees	\$290.00
Total Due ⓘ	\$1,670.00

ⓘ You cannot add a March payment unless the September Installment is paid in full.

Tax Charge 2 of 5

 Details

Bill Number 0121910

Description 2023 Special Assessment



September Installment

Late On	10/3/2023
Tax Due	\$348.58
Interest/Fees	\$41.00
Total Due ⓘ	\$389.58

Amount

\$

\$389.58 minimum allowed

Full

March Installment

Late On	4/2/2024
Tax Due	\$0.00
Interest/Fees	\$0.00
Total Due ⓘ	\$0.00

☑ March Installment is fully paid.

Tax Charge 3 of 5

 Details

Bill Number 0128010

Description 2023 Special Assessment

September Installment

Late On	10/3/2023
Tax Due	\$399.72
Interest/Fees	\$47.00
Total Due ⓘ	\$446.72

Amount

\$

\$446.72 minimum allowed

Full

March Installment

Late On	4/2/2024
Tax Due	\$0.00
Interest/Fees	\$0.00

Total Due ⓘ

\$0.00

✓ March Installment is fully paid.

Tax Charge 4 of 5

 Details

Bill Number 2699230

Description 2022 Current Tax

September Installment

Late On	10/3/2023
Tax Due	\$1,510.00
Interest/Fees	\$185.00
Total Due ⓘ	\$1,695.00

Amount

\$

\$186.00 minimum allowed

Partial

Full

March Installment

Late On	4/2/2024
Tax Due	\$1,510.00
Interest/Fees	\$45.00
Total Due ⓘ	\$1,555.00

ⓘ You cannot add a March payment unless the September Installment is paid in full.

Tax Charge 5 of 5

 Details

Bill Number 0147360

Description 2024 Special Assessment



September Installment

Late On	10/1/2024
Tax Due	\$232.32
Interest/Fees	\$0.00
Total Due ⓘ	\$232.32

Amount

\$

\$232.32 minimum allowed

Full

March Installment

Late On	4/1/2025
Tax Due	\$0.00
Interest/Fees	\$0.00
Total Due ⓘ	\$0.00

☑ March Installment is fully paid.

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Choose Amounts

Choose what amounts you will pay. Two September and two March installments are available for the two tax charges of this parcel. Four are due or overdue. You may not make an advance payment.

Four Installments

Full Amt.:

None

2 Sept.

All 4

Parcel



Details

Parcel 142615101900000
Owner PROPERTY HOLDERS LTD
Address 2842 14TH AVE SE CEDAR RAPIDS IA 52403

Tax Charge 1 of 2



Details

Bill Number 1569850
Description 2021 Delinquent Tax Real Estate



September Installment

Late On	10/1/2022
Tax Due	\$1,526.00
Interest/Fees	\$462.00

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Total Due ⓘ \$1,988.00

Amount

\$

\$463.00 minimum allowed

Partial

Full

March Installment

Late On 4/1/2023
Tax Due \$1,526.00
Interest/Fees \$320.00
Total Due ⓘ \$1,846.00

ⓘ You cannot add a March payment unless the September Installment is paid in full.

Tax Charge 2 of 2

 Details

Bill Number 2993380

Description 2022 Current Tax



September Installment

Late On 10/3/2023
Tax Due \$1,621.00
Interest/Fees \$199.00
Total Due ⓘ \$1,820.00

Amount

\$

\$200.00 minimum allowed

Partial

Full

March Installment

Late On	4/2/2024
Tax Due	\$1,621.00
Interest/Fees	\$49.00
Total Due ⓘ	\$1,670.00

ⓘ You cannot add a March payment unless the September Installment is paid in full.

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Choose Amounts

Choose what amounts you will pay. One September and one March installment is available for the tax charge of this parcel. Two are due or overdue. You may not make an advance payment.

Two Installments

Full Amt.:

None

Sept.

Both

Parcel



Details

Parcel 142342703600000
Owner PROPERTY HOLDERS LTD
Address 2916 IOWA AVE SE CEDAR RAPIDS IA 52403

Tax Charge



Details

Bill Number 2835760
Description 2022 Current Tax



September Installment

Late On

10/3/2023

Tax Due

\$1,076.00

Interest/Fees

\$133.00

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Total Due ⓘ \$1,209.00

Amount

\$

\$134.00 minimum allowed

Partial

Full

March Installment

Late On 4/2/2024

Tax Due \$1,076.00

Interest/Fees \$32.00

Total Due ⓘ \$1,108.00

ⓘ You cannot add a March payment unless the September Installment is paid in full.

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Choose Amount

Choose what amount you will pay. Zero September and one March installment is available for the tax charge of this parcel. One is due or overdue. You may not make an advance payment.

One Installment

Full Amt.:

None

Sept.

All

Parcel

Details

Parcel 142428201800000
Owner PROPERTY HOLDERS LTD
Address 3824 INDIANDALE CIR SE CEDAR RAPIDS IA 52403

Tax Charge

Details

Bill Number 2931560
Description 2022 Current Tax

September Installment

Late On	10/3/2023
Tax Due	\$0.00
Interest/Fees	\$0.00

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Total Due ⓘ

\$0.00

🗖 September Installment is fully paid.



March Installment

Late On	4/2/2024
Tax Due	\$2,484.00
Interest/Fees	\$79.00
Total Due ⓘ	\$2,563.00

Amount

\$

\$80.00 minimum allowed

Partial

Full

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5/28/24, 10:19 AM

Tax Due	\$0.00
Interest/Fees	\$0.00
Total Due ⓘ	\$0.00

✓ September Installment is fully paid.

March Installment

Late On	4/1/2028
Tax Due	\$0.00
Interest/Fees	\$0.00
Total Due ⓘ	\$0.00

✓ March Installment is fully paid.

Tax Charge 6 of 6

 Details

Bill Number 2586340

Description 2022 Current Tax

☐ September Installment

Late On	10/3/2023
Tax Due	\$865.00
Interest/Fees	\$108.00
Total Due ⓘ	\$973.00

Amount

\$

\$109.00 minimum allowed

Partial

Full

5/28/24, 10:19 AM



March Installment

Late On	4/2/2024
Tax Due	\$865.00
Interest/Fees	\$26.00
Total Due ⓘ	\$891.00

ⓘ You cannot add a March payment unless the September Installment is paid in full.

Next you will view your cart. It lists the amounts you will pay toward your chosen parcel tax charge installments.

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5/28/24, 10:22 AM

Choose Amounts - Iowa Tax and Tags

Total Due ⓘ

\$0.00

✓ September Installment is fully paid.

March Installment

Late On

4/2/2024

Tax Due

\$0.00

Interest/Fees

\$0.00

Total Due ⓘ

\$0.00

✓ March Installment is fully paid.

Tax Charge 2 of 3

 Details

Bill Number 2619870

Description 2022 Current Tax

☐ September Installment

Late On

10/3/2023

Tax Due

\$1,070.00

Interest/Fees

\$132.00

Total Due ⓘ

\$1,202.00

Amount

\$

\$133.00 minimum allowed

Partial

Full

5/28/24, 10:22 AM

☐ March Installment

Late On	4/2/2024
Tax Due	\$1,070.00
Interest/Fees	\$32.00
Total Due ⓘ	\$1,102.00

ⓘ You cannot add a March payment unless the September Installment is paid in full.

Tax Charge 3 of 3

 Details

Bill Number 0153660

Description 2024 Special Assessment

☒ September Installment

Late On	10/1/2024
Tax Due	\$256.55
Interest/Fees	\$0.00
Total Due ⓘ	\$256.55

Amount

\$

\$256.55 minimum allowed

Full

March Installment

Late On	4/1/2025
Tax Due	\$0.00
Interest/Fees	\$0.00
Total Due ⓘ	\$0.00

✔ March Installment is fully paid.

Elly Weis

From: Julie Hoffmann <jhoffmann@dupaco.com>
Sent: Tuesday, May 28, 2024 12:06 PM
To: Tonya A. Trumm
Subject: FW: [EXTERNAL SENDER] RE: Evidence of Insurance: Property Holders, Ltd.

Julie R. Hoffmann
Senior Member Solutions Mortgage Consultant
Dupaco Community Credit Union
5865 Saratoga Road Asbury, IA 52002
Department: (563) 557-7600 X 208
Direct: (563) 557-7600 X 2275
Fax (563) 690-0027



From: Jim Humphreys <jim.humphreys.qp58@statefarm.com>
Sent: Thursday, May 9, 2024 11:08 AM
To: Tyler Huffman <thuffman@dupaco.com>
Cc: Toni J Farley <toni.j.farley.uzih@statefarm.com>
Subject: RE: [EXTERNAL SENDER] RE: Evidence of Insurance: Property Holders, Ltd.

<https://www.thegazette.com/crime-courts/no-one-hurt-in-cedar-rapids-house-fire-2/>

We paid out on that one (1801 Bever) awhile back not in condition to be insured last I looked
The Condo on Thompson Dr we insure under Charles Davisson name Dupaco listed.
1052, 412 , 1610 are no longer covered by us
I sent you a binder under Castle Renovations for 2159.

Have a nice day,
Jim

Jim Humphreys
State Farm Insurance Agent
3700 First Ave NE
Cedar Rapids, Iowa 52402

Phone 319-363-2085

Fax 319-363-2086

If this communication is securities related, see the [additional disclosures](#).

From: Tyler Huffman <thuffman@dupaco.com>
Sent: Wednesday, May 8, 2024 3:10 PM
To: Jim Humphreys <jim.humphreys.qp58@statefarm.com>
Subject: [EXTERNAL] RE: [EXTERNAL SENDER] RE: Evidence of Insurance: Property Holders, Ltd.

Hi Jim,

We have not received anything for the following properties, would you be able to confirm that these policies are still active, and these properties are still insured?

- Policy No. 95-BV-Y291-6 - Mortgagee Insurance - 1801 Bever Ave SE, Cedar Rapids, IA 52403
- Policy No. 15-CP-M064-6 - Mortgagee Insurance - 130 Thompson Dr. SE Apt. 324, Cedar Rapids, IA 52403
- Policy No. 95-CM-S568-7 - Mortgagee Insurance - 1052 32nd St NE, Cedar Rapids, IA 52402
- Policy No. 95-CM-S828-9 - Mortgagee Insurance - 412 26th St SE, Cedar Rapids, IA 52403
- Policy No. 95-CM-S552-3 - Mortgagee Insurance - 1610 Park Ave SE
- Policy No. 95-CM-S966-1 - Mortgagee Insurance - 2159 Linden Dr SE, Cedar Rapids

Thank you,

Tyler Huffman

Business Lending Processor
Dupaco Community Credit Union
1701 E 1st St.
Grimes, IA 50111-5274

Phone: (515) 320-7108 / 800-373-7600, **Ext.** 2912

Fax: (563) 584-2241

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From: Jim Humphreys <jim.humphreys.qp58@statefarm.com>

Sent: Wednesday, May 8, 2024 11:23 AM

To: Tyler Huffman <thuffman@dupaco.com>

Subject: [EXTERNAL SENDER] RE: Evidence of Insurance: Property Holders, Ltd.

Hi Tyler,

You should have automatically gotten those reinstatements in the US mail?

WE have been sending those to the po box 179.

Jim Humphreys

State Farm Insurance Agent
3700 First Ave NE
Cedar Rapids, Iowa 52402

Phone 319-363-2085
Fax 319-363-2086

If this communication is securities related, see the [additional disclosures](#).

From: Tyler Huffman <thuffman@dupaco.com>
Sent: Tuesday, May 7, 2024 10:07 AM
To: Jim Humphreys <jim.humphreys.qp58@statefarm.com>
Subject: [EXTERNAL] Evidence of Insurance: Property Holders, Ltd.

Good morning, Jim,

Would you be able to provide me with evidence of insurance for the properties listed below?

- 2009 Memorial Drive SE, Cedar Rapids, IA 52403
- 2040 Spoon Creek Ct SE, Cedar Rapids, IA 52403
- 351 20th ST SE, Cedar Rapids IA 5243
- 1025 20th St SE, Cedar Rapids, IA 52402
- 1801 Bever Ave SE, Cedar Rapids, IA 52403
- 1047 27th St NE, Cedar Rapids, IA 52403
- 2532 1st Ave NE, Cedar Rapids, IA 52402
- 130 Thompson Dr SE, Unit 324, Cedar Rapids IA 52403
- 2307 Bever Ave SE, Cedar Rapids, IA 52403
- 3824 Indiandale Circle SE, Cedar Rapids, IA 52403
- 2045 Park Ave SE, Cedar Rapids, IA 52403
- 2842 14th AVE SE, Cedar Rapids, IA 5240
- 1734 5th Ave SE, Cedar Rapids, IA 52403
- 2916 Iowa Ave SE, Cedar Rapids, IA 52403
- 2164 Blake Blvd SE, Cedar Rapids IA 5240
- 412 26th St SE, Cedar Rapids, IA 52403
- 1610 Park Ave SE, Cedar Rapids, IA 52403
- 1052 32nd St NE, Cedar Rapids IA 52403
- 2021 Grande Ave SE, Cedar Rapids, IA 52403
- 2103 Bever Ave SE, Cedar Rapids, IA 52403
- 1720 Grande Ave SE, Cedar Rapids IA 52403
- 2159 Linden Dr, Cedar Rapids IA 52403

Thank you,

Tyler Huffman
Business Lending Processor
Dupaco Community Credit Union
1701 E 1st St.
Grimes, IA 50111-5274

Phone: (515) 320-7108 / 800-373-7600, **Ext.** 2912

Fax: (563) 584-2241

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Property Inspection Report

Section L — Information provided by Servicer

Sections I, A, 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11 — Information provided by Inspector

L. Loan Information

Name of Mortgagor Property Holders	Servicer Dupaco Community Credit Union	FNMA Loan Number	Servicer Loan Number 500194949B
Property Address 1610 Park Ave Se Cedar Rapids, IA, 52403	Property Type <input checked="" type="checkbox"/> Single Family <input type="checkbox"/> 2-4 Family <input type="checkbox"/> Condo/PUD <input type="checkbox"/> Cooperative <input type="checkbox"/> Manufactured <input type="checkbox"/> Vacant Lot	Key Code	Lockbox
If manufactured home, is it permanently attached to the foundation? <input type="checkbox"/> Yes <input type="checkbox"/> No VIN#		Reason for Inspection <input type="checkbox"/> Collections <input type="checkbox"/> Foreclosure <input type="checkbox"/> Loss Mitigation <input type="checkbox"/> Bankruptcy/Litigation	


I. Inspector Information

Date of Inspection 05/13/2024	Inspected By Name: Ross McIntyre	Title: SCFS – Field Representative	Phone Number: 262.754.6006
Inspection Company Sand Castle Field Services		Inspector Signature Electronically Signed By Ross McIntyre On 05/13/2024	

A. Access

Were you able to complete an Interior Inspection? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If no, indicate why. <input type="checkbox"/> Incorrect Key Code <input type="checkbox"/> Incorrect/Missing Lock Box	Did lockbox combo or key code provided work? <input type="checkbox"/> Yes <input type="checkbox"/> No If no but were able to gain access, what was the correct key code/lock box?	If an inspection wasn't able to be completed, select why: <input type="checkbox"/> Unable to locate <input type="checkbox"/> Bad Address <input type="checkbox"/> Unable to access: <input type="checkbox"/> Gate <input type="checkbox"/> Security <input type="checkbox"/> Other
--	--	--

1. General Information

1.1 What is the occupancy status? <input checked="" type="checkbox"/> Vacant <input type="checkbox"/> Abandoned <input type="checkbox"/> Occupied	1.5 Violation(s) dated:	1.9 Is the exterior maintained by an HOA? <input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Unknown
1.2 If occupied, property occupied by: <input type="checkbox"/> Owner <input type="checkbox"/> Tenant <input type="checkbox"/> Unknown	1.6 Has the issue cited on the notice/violation been resolved? <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Unknown	1.10 Is the property connected to sewer or Septic? <input type="checkbox"/> Sewer <input type="checkbox"/> Septic <input checked="" type="checkbox"/> Unknown
1.3 Are there any postings, notices or signage that would indicate that the property has incurred a code violation? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	1.7 Items present at property: <input type="checkbox"/> For Sale Sign <input type="checkbox"/> Abandoned Vehicle(s) <input type="checkbox"/> Exterior Damages <input type="checkbox"/> Animals/Pets (Provide further detail/realtor info in Section 7.5)	
1.4 If yes, violation for: <input type="checkbox"/> Exterior Debris <input type="checkbox"/> Yard Maintenance <input type="checkbox"/> Pool <input type="checkbox"/> Fence <input type="checkbox"/> Boarding <input type="checkbox"/> Structural Issues <input type="checkbox"/> Condemnation <input type="checkbox"/> Demo <input type="checkbox"/> Other (Provide further detail in Section 7.5)	1.8 Are there any potential hazards at the property that could damage an adjoining property? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (Provide description in Section 7.5)	

2. Main Structure

2.1 How many doors are boarded? <input checked="" type="checkbox"/> 0 <input type="checkbox"/> 1 <input type="checkbox"/> 2 <input type="checkbox"/> >=3	2.7 Are there damages to the foundation? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> N/A	2.12 Are there any drainage concerns? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
2.2 How many exterior doors broken? <input type="checkbox"/> 0 <input type="checkbox"/> 1 <input checked="" type="checkbox"/> 2 <input type="checkbox"/> >=3	2.8 Do any decks and/or porches appear to be unacceptable/unsafe? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	2.13 Does any crawl spaces/vents/lines need to be secured/covered? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> N/A
2.3 How many exterior doors need to be secured? <input type="checkbox"/> 0 <input type="checkbox"/> 1 <input checked="" type="checkbox"/> 2 <input type="checkbox"/> >=3	2.9 Are handrails damaged/missing where there are 3 or more steps? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> N/A	2.14 Are any drain pipes missing or damaged? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
2.4 How many windows are boarded? <input type="checkbox"/> 0 <input checked="" type="checkbox"/> 1 <input type="checkbox"/> 2 <input type="checkbox"/> 3 <input type="checkbox"/> 4 <input type="checkbox"/> >=5	2.10 Any damaged gutters or disconnected gutters? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	2.15 Is there a tarp on the roof of the main dwelling? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
2.5 How many windows are broken? <input checked="" type="checkbox"/> 0 <input type="checkbox"/> 1 <input type="checkbox"/> 2 <input type="checkbox"/> 3 <input type="checkbox"/> 4 <input type="checkbox"/> >=5	2.11 Any damaged downspouts and extensions or disconnected downspouts/extensions? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> N/A	2.16 Is there any obvious roof damage (missing shingles, holes, damaged stack pipes, sagging roof trusses, damaged shingles, fascia boards or soffits) requiring repair? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
2.6 Are any shutters in need of repair? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> N/A		

3. Detached Structures

3.1 Are there any tarps on the roofs of any detached structures? <input type="checkbox"/> Shed <input type="checkbox"/> Garage <input type="checkbox"/> Barn <input type="checkbox"/> Other <input checked="" type="checkbox"/> N/A	3.4 Do any exterior surfaces on any detached structures need repair? <input type="checkbox"/> Shed <input checked="" type="checkbox"/> Garage <input type="checkbox"/> Barn <input type="checkbox"/> Other <input type="checkbox"/> N/A	3.6 Are any detached structures in disrepair? <input type="checkbox"/> Shed <input checked="" type="checkbox"/> Garage <input type="checkbox"/> Barn <input type="checkbox"/> Other <input checked="" type="checkbox"/> N/A
3.2 Are any detached structures boarded? <input type="checkbox"/> Shed <input type="checkbox"/> Garage <input type="checkbox"/> Barn <input type="checkbox"/> Other <input checked="" type="checkbox"/> N/A	3.5 Does roof on any detached structures require repair? <input type="checkbox"/> Shed <input checked="" type="checkbox"/> Garage <input type="checkbox"/> Barn <input type="checkbox"/> Other <input type="checkbox"/> N/A	3.7 Is any graffiti on the any detached structures? <input type="checkbox"/> Shed <input type="checkbox"/> Garage <input type="checkbox"/> Barn <input type="checkbox"/> Other <input checked="" type="checkbox"/> N/A
3.3 Do any detached structures need to be secured? <input type="checkbox"/> Shed <input checked="" type="checkbox"/> Garage <input type="checkbox"/> Barn <input type="checkbox"/> Other <input type="checkbox"/> N/A		

4. Pool		
4.1 Is there a pool/hot tub present? Check all that apply: <input type="checkbox"/> In Ground Pool <input type="checkbox"/> Above Ground Pool <input type="checkbox"/> Hot Tub/Spa <input type="checkbox"/> Other <input checked="" type="checkbox"/> N/A	4.2 Does the pool/hot tub need to be treated? <input type="checkbox"/> In Ground Pool <input type="checkbox"/> Above Ground Pool <input type="checkbox"/> Hot Tub/Spa <input type="checkbox"/> Other <input checked="" type="checkbox"/> N/A	4.4 Is the fence/gate/lanai surrounding the pool/hot tub damaged? <input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A
	4.3 Does the pool/hot tub need to be properly secured by a fence/gate/lanai? <input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A	4.5 Is the pool/hot tub equipment missing? <input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A
5. Yard		
5.1 Is there debris in the yard? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	5.4 Does the lawn need maintenance? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> N/A	5.6 Do trees and bushes need to be trimmed back from the structure? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> N/A
5.2 Is there personal property in the yard? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	5.5 Does the property have overgrown weeds or invasive plants? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> N/A	5.7 Does the lawn need edging? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> N/A
5.3 Does fencing around property need repair? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> N/A		5.8 Are all paved areas free and clear of snow and ice? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
6. Utilities		
6.1 Which utility meters are present? <input checked="" type="checkbox"/> Electric Meter <input checked="" type="checkbox"/> Gas Meter <input type="checkbox"/> Water Meter	6.3 Are there any shared utilities? <input type="checkbox"/> Electric <input type="checkbox"/> Gas <input type="checkbox"/> Water <input type="checkbox"/> Other <input checked="" type="checkbox"/> N/A	
6.2 Of the meters present, which are running? <input type="checkbox"/> Electric Meter <input type="checkbox"/> Gas Meter <input type="checkbox"/> Water Meter <input checked="" type="checkbox"/> N/A	6.4 Does the water need to be turned off at the curb? <input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A	
7. General - Exterior		
7.1 Are there any environmental concerns? If yes, include in Comments. <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	7.3 Is there an above ground propane gas tank on the property? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	7.5 Required Repairs - Exterior <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
7.2 Is there an inoperable or leaking above ground heating oil tank on the property? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	7.4 Is there graffiti on exterior of property or on interior that is visible from exterior? (Provide supporting photo and description in Section 7.6) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
7.6 Comments - General Description of Exterior		

The property is a blue, thee story, single family home.

Vacancy Justification: no personal property was present, contact made with neighbors, electric meter inactive, gas meter inactive .

Section A: This is an exterior only inspection; inspector did not complete an interior inspection.

There are two doors are standing wide open and the unattached garage shows evidence of someone spending the night inside.

8. Kitchen/Bathrooms/Utility		
8.1 Is Built-In Microwave present? <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	8.7 Is Ventilation Hood present? <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	8.12 Are toilets missing? <input type="checkbox"/> Yes <input type="checkbox"/> No
8.2 Is Cook Top present? <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	8.8 Is Clothes Washer/Dryer present? <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	8.13 Are tubs/showers missing? <input type="checkbox"/> Yes <input type="checkbox"/> No
8.3 Is Dishwasher present? <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	8.9 Are Other Appliances present? (Provide description in Section 10.14) <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	8.14 Are any plumbing fixtures or plumbing missing? <input type="checkbox"/> Yes <input type="checkbox"/> No
8.4 Is Garbage Disposal present? <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	8.10 Is GFCI missing in wet areas? <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	8.15 Are water heater(s) missing? <input type="checkbox"/> Yes <input type="checkbox"/> No
8.5 Is Range present? <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	8.11 Are components of HVAC units missing (inside and out)? <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	8.16 Is the electrical breaker panel missing/damaged? <input type="checkbox"/> Yes <input type="checkbox"/> No
8.6 Is Refrigerator present? <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A		
9. Basement		
9.1 Is a crock present for a sump pump? <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	9.3 If sump pump not operational, check all that apply: <input type="checkbox"/> Damaged <input type="checkbox"/> Electric Off <input type="checkbox"/> Missing <input type="checkbox"/> N/A	
9.2 Is the sump pump operational? <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	9.4 Does the basement appear to have water penetration? <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	

10. General - Interior**Document Page 100 of 127**

10.1 Is there Personal Property in the house? <input type="checkbox"/> Yes <input type="checkbox"/> No	10.4 If discoloration present, does it appear to be causing further damages? Check all areas that apply: <input type="checkbox"/> Floors <input type="checkbox"/> Walls <input type="checkbox"/> Ceilings <input type="checkbox"/> N/A	10.9 Does the water need to be turned off at the main interior? <input type="checkbox"/> Yes <input type="checkbox"/> No
10.2 Are electric cover plates missing or wires uncapped? <input type="checkbox"/> Missing Electric Cover Plates <input type="checkbox"/> Uncapped wires <input type="checkbox"/> N/A	10.5 Are there holes present? Check all areas that apply: <input type="checkbox"/> Floors <input type="checkbox"/> Walls <input type="checkbox"/> Ceilings <input type="checkbox"/> N/A	10.10 Is there raw/perishable garbage present? <input type="checkbox"/> Yes <input type="checkbox"/> No
10.3 Do the floors have holes, trip hazards or anything that might cause personal injury? (Provide description in Section 10.14) <input type="checkbox"/> Yes <input type="checkbox"/> No	10.6 Does the attic appear to have damage? <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	10.11 Which detectors are present? Check all that apply. <input type="checkbox"/> Smoke Detectors <input type="checkbox"/> CO2 Detectors <input type="checkbox"/> N/A
	10.7 Does there appear to be a rodent/insect infestation? <input type="checkbox"/> Yes <input type="checkbox"/> No	10.12 Which detectors are functioning properly: <input type="checkbox"/> Smoke Detectors <input type="checkbox"/> CO2 Detectors <input type="checkbox"/> N/A
	10.8 Winterization Status: <input type="checkbox"/> Winterized <input type="checkbox"/> Not Winterized <input type="checkbox"/> Compromised <input type="checkbox"/> N/A	10.13 Are there any required repairs? (Provide description in Section 10.14) <input type="checkbox"/> Yes <input type="checkbox"/> No

10.14 Comments - General Description of Interior

11. General Condition

11.1 Are there signs of insurable damages? Check all that apply: <input type="checkbox"/> Fire <input type="checkbox"/> Vandalism <input checked="" type="checkbox"/> Wind <input type="checkbox"/> Theft <input type="checkbox"/> Water	11.4 General Condition of Property <input type="checkbox"/> C1—great condition no work needs to be done to the property-newer construction <input type="checkbox"/> C2—very minor work needed to bring property up to good condition-mechanicals intact <input type="checkbox"/> C3—older home but needs repairs to bring up to code and current conditions <input checked="" type="checkbox"/> C4—older home, may have some roof or structural issues, outdated, out of code, needs mechanicals <input type="checkbox"/> C5—significant damage to home, work required is significant but could be done <input type="checkbox"/> C6—home is a candidate for demolition
11.2 How would you characterize the neighborhood? <input type="checkbox"/> Improving <input checked="" type="checkbox"/> Stable <input type="checkbox"/> Declining	
11.3 How does the property compare to neighborhood standards? <input type="checkbox"/> At <input type="checkbox"/> Above <input checked="" type="checkbox"/> Below	

- L** Loan Information
- I** Inspector Information
- A** Access
- 1** General Information
- 2** Main Structure
- 3** Detached Structures
- 4** Pool
- 5** Yard
- 6** Utilities
- 7** General - Exterior
- 8** Kitchen / Bathrooms / Utility
- 9** Basement
- 10** General - Interior
- 11** General Condition

Inspection Type	Required Sections	Required Photos
Curbside	L, I, A, 1, 2, 3, 4, 5, 6, 7, 11	Street View, Address, Front
Exterior Only	L, I, A, 1, 2, 3, 4, 5, 6, 7, 11	Street View, Address, Front, Back, Left Side, Right Side, Deficiencies, Violations/Notices Posted
Interior / Exterior	L, I, A, 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11	Street View, Address, Front, Back, Left Side, Right Side, Interior Rooms, Deficiencies, Violations/Notices Posted

Photo Requirements— Use only clear, focused, color photos. Photos must remain clear at a dimension of 3 ½" x 5". A complete view must be used (that is, color photos of the entire area). A date stamp is required on each photo showing the original date the photo was taken.

Left Side of Building

Date of Visit: 5/13/2024 3:15:00 PM

05/13/2024 03:33 PM



Right Side of Building

Date of Visit: 5/13/2024 3:15:00 PM

05/13/2024 03:32 PM



Address Verification - Posted Address

Date of Visit: 5/13/2024 3:15:00 PM

05/13/2024 03:32 PM



Service Address Front View

Date of Visit: 5/13/2024 3:15:00 PM

05/13/2024 03:31 PM



Service Address Other View

Date of Visit: 5/13/2024 3:15:00 PM

05/13/2024 03:33 PM



Service Address Other View

Date of Visit: 5/13/2024 3:15:00 PM

05/13/2024 03:33 PM



Service Address Other View

Date of Visit: 5/13/2024 3:15:00 PM

05/13/2024 03:34 PM



Street View/Street Scene

Date of Visit: 5/13/2024 3:15:00 PM

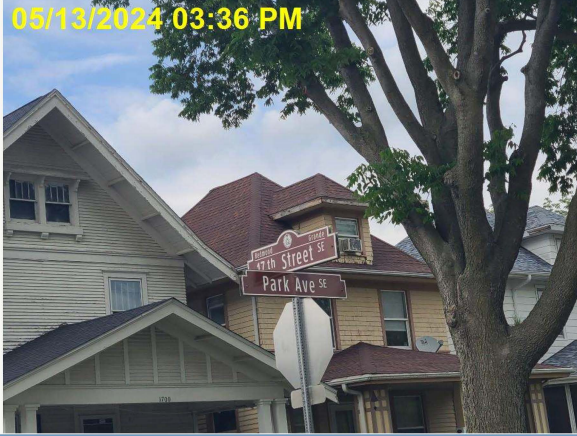
05/13/2024 03:31 PM



Address Verification - Street Sign

Date of Visit: 5/13/2024 3:15:00 PM

05/13/2024 03:36 PM



Gas Meter

Date of Visit: 5/13/2024 3:15:00 PM

05/13/2024 03:35 PM



Electric Meter

Date of Visit: 5/13/2024 3:15:00 PM

05/13/2024 03:33 PM

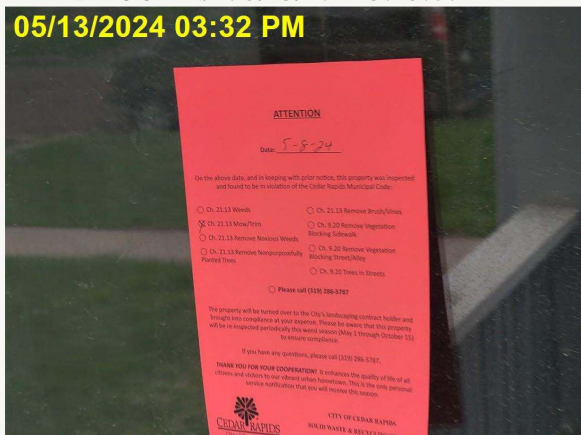
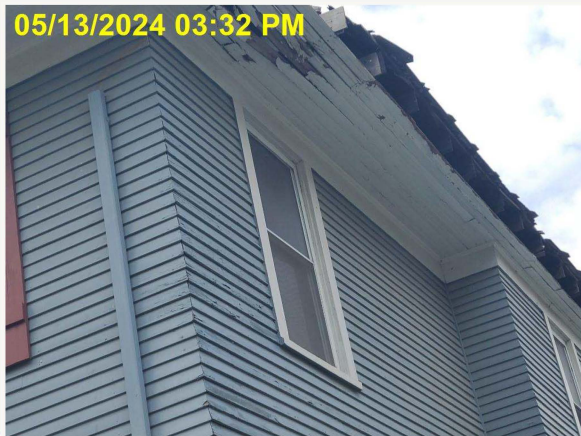


Damage to Property

Date of Visit: 5/13/2024 3:15:00 PM

05/13/2024 03:31 PM







Property Inspection Report

Section L — Information provided by Servicer

Sections I, A, 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11 — Information provided by Inspector

L. Loan Information

Name of Mortgagor	Servicer	FNMA Loan Number	Servicer Loan Number
Property Address	Property Type <input type="checkbox"/> Single Family <input type="checkbox"/> 2-4 Family <input type="checkbox"/> Condo/PUD <input type="checkbox"/> Cooperative <input type="checkbox"/> Manufactured <input type="checkbox"/> Vacant Lot	Key Code	Lockbox
If manufactured home, is it permanently attached to the foundation? <input type="checkbox"/> Yes <input type="checkbox"/> No VIN#		Reason for Inspection <input type="checkbox"/> Collections <input type="checkbox"/> Foreclosure <input type="checkbox"/> Loss Mitigation <input type="checkbox"/> Bankruptcy/Litigation	

I. Inspector Information

Date of Inspection	Inspected By Name:	Title:	Phone Number:
Inspection Company		Inspector Signature	

A. Access

Were you able to complete an Interior Inspection? <input type="checkbox"/> Yes <input type="checkbox"/> No If no, indicate why. <input type="checkbox"/> Incorrect Key Code <input type="checkbox"/> Incorrect/Missing Lock Box	Did lockbox combo or key code provided work? <input type="checkbox"/> Yes <input type="checkbox"/> No If no but were able to gain access, what was the correct key code/lock box?	If an inspection wasn't able to be completed, select why: <input type="checkbox"/> Unable to locate <input type="checkbox"/> Bad Address <input type="checkbox"/> Unable to access: <input type="checkbox"/> Gate <input type="checkbox"/> Security <input type="checkbox"/> Other
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1. General Information

1.1 What is the occupancy status? <input type="checkbox"/> Vacant <input type="checkbox"/> Abandoned <input type="checkbox"/> Occupied	1.5 Violation(s) dated:	1.9 Is the exterior maintained by an HOA? <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Unknown
1.2 If occupied, property occupied by: <input type="checkbox"/> Owner <input type="checkbox"/> Tenant <input type="checkbox"/> Unknown	1.6 Has the issue cited on the notice/violation been resolved? <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Unknown	1.10 Is the property connected to sewer or Septic? <input type="checkbox"/> Sewer <input type="checkbox"/> Septic <input type="checkbox"/> Unknown
1.3 Are there any postings, notices or signage that would indicate that the property has incurred a code violation? <input type="checkbox"/> Yes <input type="checkbox"/> No	1.7 Items present at property: <input type="checkbox"/> For Sale Sign <input type="checkbox"/> Abandoned Vehicle(s) <input type="checkbox"/> Exterior Damages <input type="checkbox"/> Animals/Pets (Provide further detail/realtor info in Section 7.5)	
1.4 If yes, violation for: <input type="checkbox"/> Exterior Debris <input type="checkbox"/> Yard Maintenance <input type="checkbox"/> Pool <input type="checkbox"/> Fence <input type="checkbox"/> Boarding <input type="checkbox"/> Structural Issues <input type="checkbox"/> Condemnation <input type="checkbox"/> Demo <input type="checkbox"/> Other (Provide further detail in Section 7.5)	1.8 Are there any potential hazards at the property that could damage an adjoining property? <input type="checkbox"/> Yes <input type="checkbox"/> No (Provide description in Section 7.5)	

2. Main Structure

2.1 How many doors are boarded? <input type="checkbox"/> 0 <input type="checkbox"/> 1 <input type="checkbox"/> 2 <input type="checkbox"/> >=3	2.7 Are there damages to the foundation? <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	2.12 Are there any drainage concerns? <input type="checkbox"/> Yes <input type="checkbox"/> No
2.2 How many exterior doors broken? <input type="checkbox"/> 0 <input type="checkbox"/> 1 <input type="checkbox"/> 2 <input type="checkbox"/> >=3	2.8 Do any decks and/or porches appear to be unacceptable/unsafe? <input type="checkbox"/> Yes <input type="checkbox"/> No	2.13 Does any crawl spaces/vents/lines need to be secured/covered? <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A
2.3 How many exterior doors need to be secured? <input type="checkbox"/> 0 <input type="checkbox"/> 1 <input type="checkbox"/> 2 <input type="checkbox"/> >=3	2.9 Are handrails damaged/missing where there are 3 or more steps? <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	2.14 Are any drain pipes missing or damaged? <input type="checkbox"/> Yes <input type="checkbox"/> No
2.4 How many windows are boarded? <input type="checkbox"/> 0 <input type="checkbox"/> 1 <input type="checkbox"/> 2 <input type="checkbox"/> 3 <input type="checkbox"/> 4 <input type="checkbox"/> >=5	2.10 Any damaged gutters or disconnected gutters? <input type="checkbox"/> Yes <input type="checkbox"/> No	2.15 Is there a tarp on the roof of the main dwelling? <input type="checkbox"/> Yes <input type="checkbox"/> No
2.5 How many windows are broken? <input type="checkbox"/> 0 <input type="checkbox"/> 1 <input type="checkbox"/> 2 <input type="checkbox"/> 3 <input type="checkbox"/> 4 <input type="checkbox"/> >=5	2.11 Any damaged downspouts and extensions or disconnected downspouts/extensions? <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	2.16 Is there any obvious roof damage (missing shingles, holes, damaged stack pipes, sagging roof trusses, damaged shingles, fascia boards or soffits) requiring repair? <input type="checkbox"/> Yes <input type="checkbox"/> No
2.6 Are any shutters in need of repair? <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A		

3. Detached Structures

3.1 Are there any tarps on the roofs of any detached structures? <input type="checkbox"/> Shed <input type="checkbox"/> Garage <input type="checkbox"/> Barn <input type="checkbox"/> Other <input type="checkbox"/> N/A	3.4 Do any exterior surfaces on any detached structures need repair? <input type="checkbox"/> Shed <input type="checkbox"/> Garage <input type="checkbox"/> Barn <input type="checkbox"/> Other <input type="checkbox"/> N/A	3.6 Are any detached structures in disrepair? <input type="checkbox"/> Shed <input type="checkbox"/> Garage <input type="checkbox"/> Barn <input type="checkbox"/> Other <input type="checkbox"/> N/A
3.2 Are any detached structures boarded? <input type="checkbox"/> Shed <input type="checkbox"/> Garage <input type="checkbox"/> Barn <input type="checkbox"/> Other <input type="checkbox"/> N/A	3.5 Does roof on any detached structures require repair? <input type="checkbox"/> Shed <input type="checkbox"/> Garage <input type="checkbox"/> Barn <input type="checkbox"/> Other <input type="checkbox"/> N/A	3.7 Is any graffiti on the any detached structures? <input type="checkbox"/> Shed <input type="checkbox"/> Garage <input type="checkbox"/> Barn <input type="checkbox"/> Other <input type="checkbox"/> N/A
3.3 Do any detached structures need to be secured? <input type="checkbox"/> Shed <input type="checkbox"/> Garage <input type="checkbox"/> Barn <input type="checkbox"/> Other <input type="checkbox"/> N/A		

4. Pool		
4.1 Is there a pool/hot tub present? Check all that apply: <input type="checkbox"/> In Ground Pool <input type="checkbox"/> Above Ground Pool <input type="checkbox"/> Hot Tub/Spa <input type="checkbox"/> Other <input type="checkbox"/> N/A	4.2 Does the pool/hot tub need to be treated? <input type="checkbox"/> In Ground Pool <input type="checkbox"/> Above Ground Pool <input type="checkbox"/> Hot Tub/Spa <input type="checkbox"/> Other <input type="checkbox"/> N/A	4.4 Is the fence/gate/lanai surrounding the pool/hot tub damaged? <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A
	4.3 Does the pool/hot tub need to be properly secured by a fence/gate/lanai? <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	4.5 Is the pool/hot tub equipment missing? <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A
5. Yard		
5.1 Is there debris in the yard? <input type="checkbox"/> Yes <input type="checkbox"/> No	5.4 Does the lawn need maintenance? <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	5.6 Do trees and bushes need to be trimmed back from the structure? <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A
5.2 Is there personal property in the yard? <input type="checkbox"/> Yes <input type="checkbox"/> No	5.5 Does the property have overgrown weeds or invasive plants? <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	5.7 Does the lawn need edging? <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A
5.3 Does fencing around property need repair? <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A		5.8 Are all paved areas free and clear of snow and ice? <input type="checkbox"/> Yes <input type="checkbox"/> No
6. Utilities		
6.1 Which utility meters are present? <input type="checkbox"/> Electric Meter <input type="checkbox"/> Gas Meter <input type="checkbox"/> Water Meter	6.3 Are there any shared utilities? <input type="checkbox"/> Electric <input type="checkbox"/> Gas <input type="checkbox"/> Water <input type="checkbox"/> Other <input type="checkbox"/> N/A	
6.2 Of the meters present, which are running? <input type="checkbox"/> Electric Meter <input type="checkbox"/> Gas Meter <input type="checkbox"/> Water Meter <input type="checkbox"/> N/A	6.4 Does the water need to be turned off at the curb? <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	
7. General - Exterior		
7.1 Are there any environmental concerns? If yes, include in Comments. <input type="checkbox"/> Yes <input type="checkbox"/> No	7.3 Is there an above ground propane gas tank on the property? <input type="checkbox"/> Yes <input type="checkbox"/> No	7.5 Required Repairs - Exterior <input type="checkbox"/> Yes <input type="checkbox"/> No
7.2 Is there an inoperable or leaking above ground heating oil tank on the property? <input type="checkbox"/> Yes <input type="checkbox"/> No	7.4 Is there graffiti on exterior of property or on interior that is visible from exterior? (Provide supporting photo and description in Section 7.6) <input type="checkbox"/> Yes <input type="checkbox"/> No	
7.6 Comments - General Description of Exterior		

8. Kitchen/Bathrooms/Utility		
8.1 Is Built-In Microwave present? <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	8.7 Is Ventilation Hood present? <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	8.12 Are toilets missing? <input type="checkbox"/> Yes <input type="checkbox"/> No
8.2 Is Cook Top present? <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	8.8 Is Clothes Washer/Dryer present? <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	8.13 Are tubs/showers missing? <input type="checkbox"/> Yes <input type="checkbox"/> No
8.3 Is Dishwasher present? <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	8.9 Are Other Appliances present? (Provide description in Section 10.14) <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	8.14 Are any plumbing fixtures or plumbing missing? <input type="checkbox"/> Yes <input type="checkbox"/> No
8.4 Is Garbage Disposal present? <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	8.10 Is GFCI missing in wet areas? <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	8.15 Are water heater(s) missing? <input type="checkbox"/> Yes <input type="checkbox"/> No
8.5 Is Range present? <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	8.11 Are components of HVAC units missing (inside and out)? <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	8.16 Is the electrical breaker panel missing/damaged? <input type="checkbox"/> Yes <input type="checkbox"/> No
8.6 Is Refrigerator present? <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A		
9. Basement		
9.1 Is a crock present for a sump pump? <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	9.3 If sump pump not operational, check all that apply: <input type="checkbox"/> Damaged <input type="checkbox"/> Electric Off <input type="checkbox"/> Missing <input type="checkbox"/> N/A	
9.2 Is the sump pump operational? <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	9.4 Does the basement appear to have water penetration? <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	

10. General - Interior**Document Page 107 of 127**

<p>10.1 Is there Personal Property in the house? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>10.2 Are electric cover plates missing or wires uncapped? <input type="checkbox"/> Missing Electric Cover Plates <input type="checkbox"/> Uncapped wires <input type="checkbox"/> N/A</p> <p>10.3 Do the floors have holes, trip hazards or anything that might cause personal injury? (Provide description in Section 10.14) <input type="checkbox"/> Yes <input type="checkbox"/> No</p>	<p>10.4 If discoloration present, does it appear to be causing further damages? Check all areas that apply: <input type="checkbox"/> Floors <input type="checkbox"/> Walls <input type="checkbox"/> Ceilings <input type="checkbox"/> N/A</p> <p>10.5 Are there holes present? Check all areas that apply: <input type="checkbox"/> Floors <input type="checkbox"/> Walls <input type="checkbox"/> Ceilings <input type="checkbox"/> N/A</p> <p>10.6 Does the attic appear to have damage? <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A</p> <p>10.7 Does there appear to be a rodent/insect infestation? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>10.8 Winterization Status: <input type="checkbox"/> Winterized <input type="checkbox"/> Not Winterized <input type="checkbox"/> Compromised <input type="checkbox"/> N/A</p>	<p>10.9 Does the water need to be turned off at the main interior? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>10.10 Is there raw/perishable garbage present? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>10.11 Which detectors are present? Check all that apply. <input type="checkbox"/> Smoke Detectors <input type="checkbox"/> CO2 Detectors <input type="checkbox"/> N/A</p> <p>10.12 Which detectors are functioning properly: <input type="checkbox"/> Smoke Detectors <input type="checkbox"/> CO2 Detectors <input type="checkbox"/> N/A</p> <p>10.13 Are there any required repairs? (Provide description in Section 10.14) <input type="checkbox"/> Yes <input type="checkbox"/> No</p>
---	--	--

10.14 Comments - General Description of Interior

11. General Condition

<p>11.1 Are there signs of insurable damages? Check all that apply: <input type="checkbox"/> Fire <input type="checkbox"/> Vandalism <input type="checkbox"/> Wind <input type="checkbox"/> Theft <input type="checkbox"/> Water</p> <p>11.2 How would you characterize the neighborhood? <input type="checkbox"/> Improving <input type="checkbox"/> Stable <input type="checkbox"/> Declining</p> <p>11.3 How does the property compare to neighborhood standards? <input type="checkbox"/> At <input type="checkbox"/> Above <input type="checkbox"/> Below</p>	<p>11.4 General Condition of Property</p> <p><input type="checkbox"/> C1—great condition no work needs to be done to the property-newer construction</p> <p><input type="checkbox"/> C2—very minor work needed to bring property up to good condition-mechanicals intact</p> <p><input type="checkbox"/> C3—older home but needs repairs to bring up to code and current conditions</p> <p><input type="checkbox"/> C4—older home, may have some roof or structural issues, outdated, out of code, needs mechanicals</p> <p><input type="checkbox"/> C5—significant damage to home, work required is significant but could be done</p> <p><input type="checkbox"/> C6—home is a candidate for demolition</p>
--	--

- L** Loan Information
- I** Inspector Information
- A** Access
- 1** General Information
- 2** Main Structure
- 3** Detached Structures
- 4** Pool
- 5** Yard
- 6** Utilities
- 7** General - Exterior
- 8** Kitchen / Bathrooms / Utility
- 9** Basement
- 10** General - Interior
- 11** General Condition

Inspection Type	Required Sections	Required Photos
Curbside	L, I, A, 1, 2, 3, 4, 5, 6, 7, 11	Street View, Address, Front
Exterior Only	L, I, A, 1, 2, 3, 4, 5, 6, 7, 11	Street View, Address, Front, Back, Left Side, Right Side, Deficiencies, Violations/Notices Posted
Interior / Exterior	L, I, A, 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11	Street View, Address, Front, Back, Left Side, Right Side, Interior Rooms, Deficiencies, Violations/Notices Posted

Photo Requirements— Use only clear, focused, color photos. Photos must remain clear at a dimension of 3 ½" x 5". A complete view must be used (that is, color photos of the entire area). A date stamp is required on each photo showing the original date the photo was taken.

Left Side of Building

Date of Visit: 5/14/2024 4:30:00 PM

05/14/2024 04:26 PM



Right Side of Building

Date of Visit: 5/14/2024 4:30:00 PM

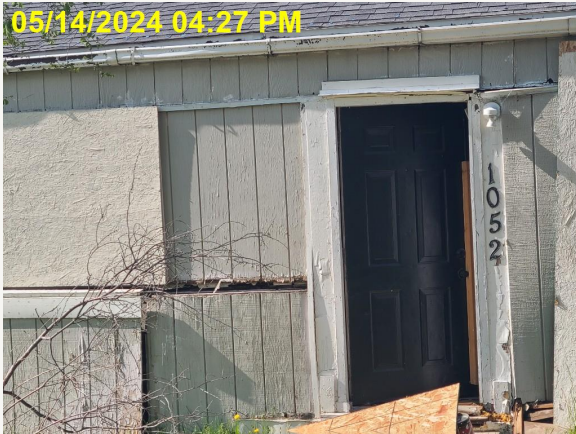
05/14/2024 04:27 PM



Address Verification - Posted Address

Date of Visit: 5/14/2024 4:30:00 PM

05/14/2024 04:27 PM



Service Address Front View

Date of Visit: 5/14/2024 4:30:00 PM

05/14/2024 04:26 PM



Street View/Street Scene

Date of Visit: 5/14/2024 4:30:00 PM

05/14/2024 04:26 PM



Address Verification - Street Sign

Date of Visit: 5/14/2024 4:30:00 PM

05/14/2024 04:26 PM



Gas Meter

Date of Visit: 5/14/2024 4:30:00 PM

05/14/2024 04:27 PM



Electric Meter

Date of Visit: 5/14/2024 4:30:00 PM

05/14/2024 04:27 PM



Damage to Property

Date of Visit: 5/14/2024 4:30:00 PM

05/14/2024 04:27 PM



Back of Home

Date of Visit: 5/14/2024 4:30:00 PM

05/14/2024 04:27 PM



IN THE UNITED STATES BANKRUPTCY COURT
FOR THE NORTHERN DISTRICT OF IOWA

In Re:)	
)	Case No. 22-00744
Debtor: Property Holders, LTD)	Chapter 11 Subchapter V
)	
)	
)	
Debtor and Debtor-in-Possession.)	SUBCHAPTER V TRUSTEE
)	Monthly Report on Plan Progress for
)	March 2024

I. Summary:

- a. 1713 7th Ave SE is back on the market. The sale scheduled to close in March fell through because the property did not appraise.
- b. 1841 Washington Ave SE is scheduled to close in March, but the sale is now doubtful because waterproofing work was not performed by the contractor that was agreed upon by the buyer and seller. It will be back on the market later this month.
- c. There are currently no other properties listed and available for sale.
- d. Rental Business:
 - i. Rental income for March is approximately \$7,385. This continues to be concerning. The rental income is not sufficient to cashflow the properties.
- e. The March bank statement shows additional items purchased that are not business related.
 - i. Although these items are not of great monetary significance, it does show a lack of business controls.
 - ii. I have cautioned the debtor on this in prior months.
- f. Real estate taxes were due in September and are now also due for March. The debtor has stated all taxes have been paid. (per email dated 2/7/24) I asked the Debtor to confirm the property taxes due last month, I still have not had a verified answer.



- g. Rental income continues to be less than projected and less than the month before. The properties needing rehabilitation to include in the rental pool are not moving forward as fast as I would like. The spring sale market is starting, and the additional houses are not listed. This will be a missed opportunity for the sale of the properties needed to fund the loan payoffs. The debtor will need to address the rental business plan and the properties that need to be sold to move to a viable business model.

Date: 4/3/2024

/s/ Douglas D. Flugum

Douglas D. Flugum

Bugeye Ventures, Inc.

PO Box 308

Cedar Rapids, IA 52406

319-389-4581

dflugum@bugeyeventures.com

Sub Chapter V Trustee

IN THE UNITED STATES BANKRUPTCY COURT
FOR THE NORTHERN DISTRICT OF IOWA

In Re:)	
)	Case No. 22-00744
Debtor: Property Holders, LTD)	Chapter 11 Subchapter V
)	
)	
)	
Debtor and Debtor-in-Possession.)	SUBCHAPTER V TRUSTEE
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Date: 4/3/2024

/s/ Douglas D. Flugum

Douglas D. Flugum

Bugeye Ventures, Inc.

PO Box 308

Cedar Rapids, IA 52406

319-389-4581

dflugum@bugeyeventures.com

Sub Chapter V Trustee

Fill in this information to identify the case:

Debtor Name Property Holders, Ltd

United States Bankruptcy Court for the: Northern District of Iowa

Case number: 22-00744☐ Check if this is an amended filing

Official Form 425C

Monthly Operating Report for Small Business Under Chapter 11

12/17

Month: June 2023Date report filed: 07/24/2023
MM / DD / YYYYLine of business: Property Inv. & RentalNAISC code: 5313

In accordance with title 28, section 1746, of the United States Code, I declare under penalty of perjury that I have examined the following small business monthly operating report and the accompanying attachments and, to the best of my knowledge, these documents are true, correct, and complete.

Responsible party: Charles Davisson, PresidentOriginal signature of responsible party: Printed name of responsible party: Charles Davisson

1. Questionnaire

Answer all questions on behalf of the debtor for the period covered by this report, unless otherwise indicated.

Yes No N/A

If you answer No to any of the questions in lines 1-9, attach an explanation and label it Exhibit A.

- | | | | |
|--|-------------------------------------|--------------------------|-------------------------------------|
| 1. Did the business operate during the entire reporting period? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 2. Do you plan to continue to operate the business next month? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 3. Have you paid all of your bills on time? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 4. Did you pay your employees on time? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 5. Have you deposited all the receipts for your business into debtor in possession (DIP) accounts? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 6. Have you timely filed your tax returns and paid all of your taxes? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 7. Have you timely filed all other required government filings? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 8. Are you current on your quarterly fee payments to the U.S. Trustee or Bankruptcy Administrator? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 9. Have you timely paid all of your insurance premiums? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

If you answer Yes to any of the questions in lines 10-18, attach an explanation and label it Exhibit B.

- | | | | |
|---|--------------------------|-------------------------------------|--------------------------|
| 10. Do you have any bank accounts open other than the DIP accounts? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 11. Have you sold any assets other than inventory? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 12. Have you sold or transferred any assets or provided services to anyone related to the DIP in any way? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 13. Did any insurance company cancel your policy? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 14. Did you have any unusual or significant unanticipated expenses? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 15. Have you borrowed money from anyone or has anyone made any payments on your behalf? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 16. Has anyone made an investment in your business? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

Debtor Name Property Holders, LtdCase number 22-00744

17. Have you paid any bills you owed before you filed bankruptcy?

☐ ☒ ☐

18. Have you allowed any checks to clear the bank that were issued before you filed bankruptcy?

☐ ☒ ☐**2. Summary of Cash Activity for All Accounts****19. Total opening balance of all accounts**\$ 123,773.71

This amount must equal what you reported as the cash on hand at the end of the month in the previous month. If this is your first report, report the total cash on hand as of the date of the filing of this case.

20. Total cash receipts

Attach a listing of all cash received for the month and label it *Exhibit C*. Include all cash received even if you have not deposited it at the bank, collections on receivables, credit card deposits, cash received from other parties, or loans, gifts, or payments made by other parties on your behalf. Do not attach bank statements in lieu of *Exhibit C*.

Report the total from *Exhibit C* here.\$ 13,500.00**21. Total cash disbursements**

Attach a listing of all payments you made in the month and label it *Exhibit D*. List the date paid, payee, purpose, and amount. Include all cash payments, debit card transactions, checks issued even if they have not cleared the bank, outstanding checks issued before the bankruptcy was filed that were allowed to clear this month, and payments made by other parties on your behalf. Do not attach bank statements in lieu of *Exhibit D*.

Report the total from *Exhibit D* here.- \$ 15,838.13**22. Net cash flow**

Subtract line 21 from line 20 and report the result here.

This amount may be different from what you may have calculated as *net profit*.+ \$ -2,338.13**23. Cash on hand at the end of the month**

Add line 22 + line 19. Report the result here.

Report this figure as the *cash on hand at the beginning of the month* on your next operating report.

This amount may not match your bank account balance because you may have outstanding checks that have not cleared the bank or deposits in transit.

= \$ 121,435.58**3. Unpaid Bills**

Attach a list of all debts (including taxes) which you have incurred since the date you filed bankruptcy but have not paid. Label it *Exhibit E*. Include the date the debt was incurred, who is owed the money, the purpose of the debt, and when the debt is due. Report the total from *Exhibit E* here.

24. Total payables\$ 0*(Exhibit E)*

Debtor Name Property Holders, LtdCase number 22-00744**4. Money Owed to You**

Attach a list of all amounts owed to you by your customers for work you have done or merchandise you have sold. Include amounts owed to you both before, and after you filed bankruptcy. Label it *Exhibit F*. Identify who owes you money, how much is owed, and when payment is due. Report the total from *Exhibit F* here.

25. Total receivables

\$ 0

(Exhibit F)

5. Employees

26. What was the number of employees when the case was filed?

1

27. What is the number of employees as of the date of this monthly report?

1**6. Professional Fees**

28. How much have you paid this month in professional fees related to this bankruptcy case?

\$ 0

29. How much have you paid in professional fees related to this bankruptcy case since the case was filed?

\$ 31,955.53

30. How much have you paid this month in other professional fees?

\$ 0

31. How much have you paid in total other professional fees since filing the case?

\$ 0**7. Projections**

Compare your actual cash receipts and disbursements to what you projected in the previous month. Projected figures in the first month should match those provided at the initial debtor interview, if any.

	Column A		Column B		Column C
	Projected	—	Actual	=	Difference
	Copy lines 35-37 from the previous month's report.		Copy lines 20-22 of this report.		Subtract Column B from Column A.
32. Cash receipts	\$ <u>120,000.00</u>	—	\$ <u>13,500.00</u>	=	\$ <u>106,500.00</u>
33. Cash disbursements	\$ <u>90,000.00</u>	—	\$ <u>15,838.13</u>	=	\$ <u>74,161.87</u>
34. Net cash flow	\$ <u>30,000.00</u>	—	\$ <u>-2,338.13</u>	=	\$ <u>32,338.13</u>

35. Total projected cash receipts for the next month:

\$ 136,500.00

36. Total projected cash disbursements for the next month:

= \$ 111,000.00

37. Total projected net cash flow for the next month:

= \$ 25,500.00

Debtor Name Property Holders, LtdCase number 22-00744**8. Additional Information**

If available, check the box to the left and attach copies of the following documents.

- ☒ 38. Bank statements for each open account (redact all but the last 4 digits of account numbers).
- ☐ 39. Bank reconciliation reports for each account.
- ☐ 40. Financial reports such as an income statement (profit & loss) and/or balance sheet.
- ☒ 41. Budget, projection, or forecast reports.
- ☒ 42. Project, job costing, or work-in-progress reports.

Exhibit C
June 2023
Rents Received

GSCU mortgages:

838 15th St SE
\$1,100.00

825 18th St SE
\$1,200.00

1818 7th Ave SE
\$1,100.00

DUPACO mortgages:

1748 C Ave NE
\$1,300.00

351 20th St SE
\$1,100

1025 20th St SE
\$1,000.00

3834 Indiandale Circle SE
\$2,100.00

2045 Park Ave SE
\$1,100.00

2842 14th Ave SE
\$1,200.00

1734 5th Ave SE
\$1,100.00

2021 Grande Ave SE
\$1,200.00

TOTAL: \$13,500.00

Exhibit D
Listing of Disbursements
June 2023

1) Checks written:

Date	Check #	Payee	Amount	Purpose
June 2, 2023	1117	Mr. Avinger	\$305.00	Subcontractor
June 2, 2023	1112	Mr. Oliver	\$250.00	Subcontractor
June 2, 2023	1113	Mr. White	\$650.00	Subcontractor
June 2, 2023	1108	Mr. Hill	\$420.00	Subcontractor
June 3, 2023	1115	Mr. Nickels	\$560.00	Subcontractor
June 5, 2023	1118	City of CR Water	\$100.11	Utilities
June 6, 2023	ACH	MidAmerican	\$2132.43	Utilities
June 7, 2023	ACH	State Farm	\$1431.01	Insurance
June 7, 2023	ACH	Alliant	\$981.40	Utilities
June 9, 2023	1116	Kenway Sewer	\$136.96	Drain issue
June 9, 2023	1111	Mr. Hill	\$120.00	Subcontractor
June 9, 2023	1114	Mr. White	\$800.00	Subcontractor
June 9, 2023	1107	Mr. Oliver	\$280.00	Subcontractor
June 9, 2023	1109	Mr. Schumacher	\$165.00	Subcontractor
June 11, 2023	1121	Mr. Davisson	\$1000.00	Draw
June 12, 2023	1122	Mr. Hill	\$900.00	Subcontractor
June 12, 2023	1123	Ms. Davisson	\$1000.00	Administration
June 12, 2023	1110	Mr. Hill	\$400.00	Subcontractor
June 13, 2023	1106	Linn Co Sherriff	\$80.00	Eviction service
June 13, 2023	ACH	State Farm	\$926.22	Insurance
June 15, 2023	1124	City of CR	\$45.00	Permits
June 16, 2023	1125	Mr. White	\$250.00	Subcontractor
June 27, 2023	1126	Brain Engineering	\$1000.00	Land Survey
June 30, 2023	1127	Mr. White	\$895.00	Subcontractor
June 30, 2023	1129	Mr. Avinger	\$480.00	Subcontractor
June 30, 2023	1131	Mr. Schumacher	\$220.00	Subcontractor
June 30, 2023	1130	Mr. Oliver	\$310.00	Subcontractor

Exhibit F – Accounts Receivable as of June 30, 2023

No accounts receivable. as of June 30, 2023.



P.O. Box 179
Dubuque, IA 52004-0179

STATEMENT PERIOD:
06/01/2023 to 06/30/2023

PAGE:
1 of 4

ELECTRONIC SERVICE REQUESTED

(563) 557-7600 / (800) 373-7600 / dupaco.com

ESTATE OF PROPERTY HOLDERS, LTD DEBTOR
PO BOX 2328
CEDAR RAPIDS IA 52406-2328

LET US **Peak** YOUR
Interest[S]

**Term share
certificate specials**

Contact us
at 800-373-7600 or service@dupaco.com

Dupaco

Dupaco.com/certificates Federally Insured by NCUA

DUPACO COMMUNITY CREDIT UNION

STATEMENT SUMMARY				
ACCOUNT #	DESCRIPTION	BEGINNING BALANCE	ENDING BALANCE	
SAV - 8901	Savings/Asset Builder	85.11	32.82	
SD - 0815	Operating Account	6,667.84	718.92	
SD - 0823	Greenstate CU Cash Collateral Account	330.07	15.07	
SD - 0898	Dupaco Credit Union Cash Coll Acct	17.64	17.64	
SD - 0948	Landlords Tenant Deposit Account	0.00	0.00	

Savings/Asset Builder	BEGINNING BALANCE	TOTAL DEBITS	TOTAL CREDITS	ENDING BALANCE
SAV - 8901	85.11	-660.00	607.71	32.82

Titles: Estate of Property Holders, LTD Debtor in Possession BK Case No.22-00744
Annual Percentage Yield Earned 0.06% | Dividends Paid YTD \$0.01

DATE	DESCRIPTION	DEBITS	CREDITS	BALANCE
06/01	Previous Balance			85.11
06/05	Moved Funds from Dupaco DIP Savings Acct		607.70	692.81
	CR Base Rate Change: 0.000 % To 0.150			
06/12	Transfer Withdrawal	600.00		92.81
	CR Base Rate Change: 0.150 % To 0.000			
06/14	Tfr to XXXXX0815 Internet Banking Transf Estate of Property H, in Possess	60.00		32.81
06/30	Dividend Credit		0.01	32.82
06/30	Ending Balance			32.82

Operating Account	BEGINNING BALANCE	TOTAL DEBITS	TOTAL CREDITS	ENDING BALANCE
SD - 0815	6,667.84	-18,440.13	12,491.21	718.92

Titles: Estate of Property Holders, LTD Debtor in Possession BK Case No.22-00744

DATE	DESCRIPTION	DEBITS	CREDITS	BALANCE
06/01	Previous Balance			6,667.84
06/01	Transfer Deposit		1,300.00	7,967.84
06/01	Transfer Deposit		22.45	7,990.29
06/01	Michael White	600.00		7,390.29
06/02	Transfer Deposit		900.00	8,290.29
06/02	Terry Hill	2,000.00		6,290.29
06/02	Check #1117	305.00		5,985.29
06/02	Check #1112	250.00		5,735.29
06/02	Check #1113	650.00		5,085.29
06/02	Check #1108	420.00		4,665.29
06/03	Check #1115	560.00		4,105.29
06/05	Check #1118	100.11		4,005.18
06/05	Transfer Deposit		1,100.00	5,105.18



SAVE > BORROW > INVEST > INSURE > TRUST

STATEMENT PERIOD:
06/01/2023 to 06/30/2023PAGE:
2 of 4

DATE	DESCRIPTION	DEBITS	CREDITS	BALANCE
06/05	Coin Deposit		2.51	5,107.69
06/05	Withdrawal	2.00		5,105.69
06/05	Transfer Deposit		1,150.00	6,255.69
06/06	ACH Debit ENERGY MIDAMERICAN ID4421425214	2,132.43		4,123.26
06/07	ACH Debit CPC-CLIENT STATE FARM RO 27 ID9000313004	1,431.01		2,692.25
06/07	ACH Debit BILL PYMNT ACHIVR VISB ID0000751800 Telephone Initiated Transaction-	981.40		1,710.85
06/08	Transfer Deposit		1,240.00	2,950.85
06/09	Check #1116	136.96		2,813.89
06/09	Check #1111	120.00		2,693.89
06/09	Check #1114	800.00		1,893.89
06/09	Check #1107	280.00		1,613.89
06/09	Check #1109	165.00		1,448.89
06/10	Transfer Deposit		1,200.00	2,648.89
06/12	Transfer Deposit		600.00	3,248.89
06/12	Transfer Deposit		300.00	3,548.89
06/12	Check #1121	1,000.00		2,548.89
06/12	Check #1122	900.00		1,648.89
06/12	Check #1123	1,000.00		648.89
06/12	Check #1110	400.00		248.89
06/13	Check #1106	80.00		168.89
06/13	Transfer Deposit		1,000.00	1,168.89
06/13	ACH Debit CPC-CLIENT STATE FARM RO 27 ID9000313004	926.22		242.67
06/14	Tfr from XXXXX8901 Internet Banking Tran Estate of Property H, in Possess		60.00	302.67
06/14	Tfr from XXXXX0823 Internet Banking Tran Estate of Property H, in Possess		15.00	317.67
06/15	Check #1124	45.00		272.67
06/16	Michael White	250.00		22.67
06/22	Transfer Deposit		1,000.00	1,022.67
06/27	Check #1126	1,000.00		22.67
06/30	Transfer Deposit		2,600.00	2,622.67
06/30	Coin Deposit		1.09	2,623.76
06/30	Deposit		0.16	2,623.92
06/30	Check #1127	895.00		1,728.92
06/30	Check #1129	480.00		1,248.92
06/30	Check #1131	220.00		1,028.92
06/30	Check #1130	310.00		718.92
06/30	Ending Balance			718.92

Cleared Share Drafts
(^ Indicates an Electronic Check)
(* Indicates the check number is out of sequence)

DRAFT #	DATE	AMOUNT	DRAFT #	DATE	AMOUNT	DRAFT #	DATE	AMOUNT	DRAFT #	DATE	AMOUNT
1106	06/13	80.00	1112	06/02	250.00	1118	06/05	100.11	1127	06/30	895.00
1107	06/09	280.00	1113	06/02	650.00	1121 *	06/12	1,000.00	1129 *	06/30	480.00
1108	06/02	420.00	1114	06/09	800.00	1122	06/12	900.00	1130	06/30	310.00
1109	06/09	165.00	1115	06/03	560.00	1123	06/12	1,000.00	1131	06/30	220.00
1110	06/12	400.00	1116	06/09	136.96	1124	06/15	45.00			
1111	06/09	120.00	1117	06/02	305.00	1126 *	06/27	1,000.00			

Greenstate CU Cash Collateral Account	BEGINNING BALANCE	TOTAL DEBITS	TOTAL CREDITS	ENDING BALANCE
SD - 0823	330.07	-3,605.00	3,290.00	15.07

Titles: Estate of Property Holders, LTD, Debtor in Possession BK Case No.22-00744

DATE	DESCRIPTION	DEBITS	CREDITS	BALANCE
06/01	Previous Balance			330.07
06/02	Deposit		900.00	1,230.07



SAVE ▶ BORROW ▶ INVEST ▶ INSURE ▶ TRUST

STATEMENT PERIOD:
06/01/2023 to 06/30/2023PAGE:
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DATE	DESCRIPTION	DEBITS	CREDITS	BALANCE
06/02	Transfer Withdrawal	900.00		330.07
06/05	Deposit		1,150.00	1,480.07
06/05	Transfer Withdrawal	1,150.00		330.07
06/08	Deposit -- RENT		1,240.00	1,570.07
06/08	Transfer Withdrawal	1,240.00		330.07
06/12	Transfer Withdrawal	300.00		30.07
06/14	Tfr to XXXXX0815 Internet Banking Transf Estate of Property H, in Possess	15.00		15.07
06/30	Ending Balance			15.07

Dupaco Credit Union Cash Coll Acct	BEGINNING BALANCE	TOTAL DEBITS	TOTAL CREDITS	ENDING BALANCE
SD - 0898	17.64	-8,222.45	8,222.45	17.64

Titles: Estate of Property Holders, LTD, Debtor in Possession BK Case No.22-00744

DATE	DESCRIPTION	DEBITS	CREDITS	BALANCE
06/01	Previous Balance			17.64
06/01	Rent		1,300.00	1,317.64
06/01	Transfer	1,300.00		17.64
06/01	Deposit		22.45	40.09
06/01	Transfer Withdrawal	22.45		17.64
06/05	Rent		1,100.00	1,117.64
06/05	Transfer Withdrawal	1,100.00		17.64
06/10	Deposit		1,200.00	1,217.64
06/10	Transfer Withdrawal	1,200.00		17.64
06/13	Deposit		1,000.00	1,017.64
06/13	Rent	1,000.00		17.64
06/22	Rent		1,000.00	1,017.64
06/22	Transfer Withdrawal	1,000.00		17.64
06/30	Deposit		2,600.00	2,617.64
06/30	Transfer of Rent	2,600.00		17.64
06/30	Ending Balance			17.64

Landlords Tenant Deposit Account	BEGINNING BALANCE	TOTAL DEBITS	TOTAL CREDITS	ENDING BALANCE
SD - 0948	0.00	0.00	0.00	0.00

Titles: Estate of Property Holders, LTD, Debtor in Possession BK Case No.22-00744

DATE	DESCRIPTION	DEBITS	CREDITS	BALANCE
	There was no activity for this account during the reported period			

EQUAL HOUSING OPPORTUNITY

GreenState Credit Union Loans/Judgments – Projected/Actual Listings, Rentals, Sales and Payments

State Court Case No.	Loan Acct No.	Location	Insurance in Place	Foreclosure Decree/Judgments as of 3/01/2021	Scheduled Property Values	GSCU Appraisals for Unsold	Date of Property Status	Property Status	Rent/Sale Budget	Rent/Listed-Sale Price	Preliminary/Final Closing Costs & RE Taxes	PD to GSCU	Net to CC Acct	Remaining Property Value
EQCV094983	50003	528 15th St SE	X	\$ 110,136.96	\$ 95,000	\$ 53,000		To Be Held		\$ -				\$ 95,000
		1714 6th Ave	X		135,000	100,000		Rented		1,250				135,000
EQCV094985	50004	1719 Bever Ave SE	X	85,344.95	145,000	78,000		To Be Held		145,000	19,611.00	\$87,598.05	\$37,790.95	145,000
EQCV095004	50005	1933 Higley AV SE	X	67,717.13	130,000	40,000	8/30/2023	To List	10,000	130,000	15,018.63	69,883.94	45,097.43	130,000
EQCV095003	50006	2208 Mt. Vernon Rd SE	S	81,986.75	135,000		2/24/2023	Sold-Closed		135,000	17,157.49	84,997.84	32,844.67	-
EQCV095008	50007	838 15th St SE	X	51,409.09	90,000	100,000		Rented		1,100				90,000
EQCV095015	50009	825 18th St SE	X	337,452.12	90,000	83,000		Rented		1,100				90,000
		1158 28th St SE	S		135,000		3/14/2023	Sold-Closed		135,000	17,304.20	117,695.80	-	-
		1713 7th Ave SE	X		140,000	72,000	7/23/2023	To List	8,000	165,000	14,826.86	125,173.14	-	140,000
		1751 Higley Ave SE	S		110,000		12/14/2022	Sold-Closed		109,900	11,408.86	98,491.14	-	-
		1818 7th Ave SE	X		145,000	90,000		Rented		1,100				145,000
		1841 Washington Ave SE	X		135,000	73,000	7/29/2023	To List	9,000	135,000	14,420.00	120,580.00	-	135,000
EQCV095024	50010	1548 7th AVE SE	S	59,683.80	125,000		2/6/2023	Sold-Closed		125,000	13,417.75	64,149.91	47,640.32	-
EQCV095025	50011	1557 6th Ave SE	S	70,853.38	120,000		5/26/2023	Sold-Closed		109,900	11,247.95	76,735.95	21,916.10	-
TOTALS				\$ 864,584.18	\$ 1,730,000.00	\$ 689,000.00					\$ 134,412.74	\$ 845,305.77	\$ 185,289.47	\$ 1,105,000.00

Current Status

Initial Decree Totals	\$ 864,584.18
Payments to GSCU to Date	582,070.64
Remaining Decree Totals	\$ 282,513.54 ,plus accruing interest

GSCU Appraisals

Remaining Property Values	689,000.00
Remaining Due on Decrees	282,513.54
	\$ 406,486.46

Scheduled Values

Remaining Property Value	\$ 1,105,000.00
Remaining Due on Decrees	282,513.54
Net Equity Value	\$ 822,486.46

Debt to Collateral Ratio

41%

Debt to Collateral Ratio

26%

After All Planned Sales

Initial Decree Totals	\$ 864,584.18
Total Payments to GSCU	845,305.77 ,Including post-petition interest
Remaining Decree Totals	\$ 19,278.41

After All Planned Sales

Remaining Property Value	\$ 555,000.00
Remaining Due on Decrees	19,278.41
Net Equity Value	\$ 535,721.59

Notes:

1. All figures, except those representing closed sales, are projected estimates made from currently available information. . The terms of the plan treatment will be the final determinate of the properties that will be sold.
2. Debtor is informed that the average number of days between listing a residential property for sale in Cedar Rapids, Iowa and sale is 82 days. The projected interest payment is based on an estimate of 90 days between listing of a property and the closed sale.
3. For properties to be sold, interest is figured on the principal amount due according to the applicable foreclosure decree from March 1, 2021 using the daily interest accrual amount stated in the decree. For the single-property mortgage liens on properties that have been sold, the amount paid to the credit union is the actual payoff amount provided by the credit union to the closing agent.

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Loan Acct No.	Location	Insurance In Place	Dupaco Claim Balance Due	Scheduled Property Values	Appraised Property Values	Date of Property Status	Property Status	Sale/Rental Budget	Rent/Listed- Sale Price	Closing Costs & RE Taxes			Net to CC		Remaining Property Value
										Interest Paid	Principal Paid	Acc't			
4569	1060 33rd St NE	X	\$ 83,829.99	\$ 180,000	X	5/22/2023	Sold-Closed		\$	187,000	\$ 25,038.90	\$ 3,665.80	\$ 82,522.86	\$ 75,762.44	\$ 625,000
8214	2040 Spoon Creek Ct SE	X	\$ 316,495.48	675,000			To be Held				-				\$ 325,000.00
	2009 Memorial Dr SE	X		325,000	A Sched		To be Held				-				
4170	1770 Grande Ave SE	X	\$ 34,611.92	140,000	X		Sold-Need PW			35,000					-
4212	1748 C Ave NE	X	\$ 68,129.17	150,000	X	8/15/2023	To list	\$ 3,500	140,000						\$ 115,000
4659	357 17th St SE	X	\$ 33,760.41	120,000	X	Closes: 7/26/23	Sold		123,000						\$ 120,000
	4683 351 20th St SE	X	\$ 65,329.12	155,000			Rented		1,100						\$ 113,000
4691	1025 20th AVE	X	\$ 280,378.51	125,000			Rented		1,000						\$ 121,000
	2532 1st Ave NE	X		160,000			Rented		1,200						\$ 95,000
	1047 27th St NE	X		165,000	A Sched	9/1/2023	To list	\$ 5,000	165,000		23,338.76	1,377.73	140,263.51	-	165,000
4717	1801 Bever Ave SE	0				6/29/2023	Sold		5,000		50.00		4,950.00	-	
4709	2307 BeverAve SE	X	\$ 105,546.21	295,000		4/1/2024	To list	\$ 40,000	295,000		35,998.47	8,516.73	103,490.39	146,994.41	\$ 95,000
4725	3824 Indalandale Cir SE	X	\$ 125,923.33	175,000			To be Held								\$ 158,000
4741	2045 Park Ave SE	X	\$ 60,676.49	365,000	A Sched		Rented		2,100						\$ 365,000
4766	2842 14th Ave SE	X	\$ 65,030.72	140,000			Rented		1,200						\$ 145,000
4782	1734 5th Ave SE	X	\$ 57,873.32	145,000	A Sched		Rented		1,100						\$ 145,000
4832	2916 Iowa Ave SE	X	\$ 67,557.30	140,000		9/1/2023	To list	\$ 4,000	140,000		18,167.00	4,526.66	61,338.62	55,967.72	\$ 97,000
4899	2164 Blake Blvd SE	X	\$ 108,917.61	235,000		8/1/2023	Rented								\$ 202,000
4923	412 26th St SE	X	\$ 72,520.75	145,000	A Donee	10/1/2023	To list	\$ 5,000	145,000		20,715.78	4,435.60	71,107.21	48,741.41	\$ 5,000
4949	2021 Grande Ave SE	X	\$ 252,685.29	170,000			Rented		1,200						\$ 144,000
	2103 Beaver Ave SE	X		182,000	A Sched	10/15/2023	To list	\$ 10,000	175,000		23,948.51	15,021.31	143,030.18	-	\$ 182,000
	1610 Park Ave SE	X		155,000		12/1/2023	To list	\$ 8,000	155,000		19,500.00	12,000.00			\$ 51,000
VISA 3451	N/A	X	\$ 10,237.59	55,000		11/1/2023	To list								\$ 53,000
TOTALS			\$ 1,868,184.11	\$ 4,542,000.00	\$ 2,172,000.00					\$ 166,772.42	\$ 49,543.83	\$ 606,202.77	\$ 327,465.98	\$ 3,479,000.00	

Current Status		Dupaco Appraisals		Scheduled Values	
Total Claim	\$ 1,868,184.11	Remaining Property Value	\$ 3,479,000.00	Remaining Property Value	\$ 4,542,000.00
Total Paid To Date	<u>86,188.66</u>	Remaining Due on Claim	1,781,995.45	Balance Due on Claim	1,781,995.45
Balance Due	\$ 1,781,995.45	Net Equity Value	<u>\$ 1,697,004.55</u>	Net Equity Value	<u>\$ 2,760,004.55</u>
		Debt to Collateral Value	51%	Debt to Collateral Ratio	39%
After All Planned Sales					
After All Planned Sales					
Beg. Principal Balance					
<u>Total Principal Paid</u>					
Principal Balance after Sales					
<u>Cash Collateral Applied</u>					
Final Principal Balance					
Debt to Collateral Ratio					

Notes:

1. All projected figures are estimates made from currently available information. The terms of the plan treatment will be the final determinate of the properties that will be sold.
2. Debtor is informed that the average number of days between listing a residential property for sale in Cedar Rapids, Iowa and sale is 82 days. The projected interest payment is based on an estimate of 90 days between listing of a property and the closed sale.
3. For properties to be sold, interest is figured on the principal amount due according to the figures provided by DPCU for each loan in its claim. At the time of sale, DPCU will provide a payoff amount to the closing agent which may be different from the estimated figures here.